



92 Aire Road, , Wetherby LS22 7FJ

£455,000 | Freehold

maxwell hodgson

estate agents

This four bedroom detached property is conveniently situated within walking distance of a wide variety of amenities including schools, shops and walks/ cycle paths, making this an ideal family home. Situated on a generous corner plot in this highly sought after location it benefits from PVCu double glazing and is well presented throughout. The sitting room is complemented by an open plan dining kitchen, WC and side porch. Upstairs there are four bedrooms , the first of which has an en-suite shower room and is fully fitted with built in furniture. House bathroom, garage with electric up and over door and secure good sized gardens complete this excellent home. EPC Band D

Entrance Hall

PVCu part glazed front entrance door, coved ceiling. Understairs storage cupboard. Karndean floor, stairs off to first floor, radiator.

Sitting Room

Multi fuel burner with oak beam mantel. PVCu square bay and further window to front. Coved ceiling, 2 radiators.

WC/ Cloaks

Hidden cistern WC, vanity wash hand basin with storage, radiator. Obscure glazed PVCu window to rear.

Kitchen/Dining Room

Dining area with bi-fold doors opening to the rear garden and patio. Karndean floor, coved ceiling, contemporary vertical radiator. Kitchen fitted with a good range of base and wall units, granite work surfaces with inset sink and drainer and tiled splashbacks. Built under Smeg electric oven and ceramic hob

with filter hood over. Plumbing for washing machine and dishwasher. Island with breakfast bar. Wall mounted condensing boiler, PVCu window to rear and side allowing for maximum natural light, inset downlights.

Side Porch

Part glazed rear entrance door to garden. PVCu obscure glazed window.

First Floor Landing

Access to loft space which is boarded with light a pull down ladder. Airing cupboard, PVCu window.

Bedroom One

Fitted with an excellent range of built in bedroom furniture to include wardrobes and window seat with storage drawers and 2, 2 drawer bedside tables. Square PVCu bay window to front. Coved ceiling, radiator.

En-Suite Shower Room

White suite comprising corner shower enclosure, pedestal wash hand basin and WC. Heated towel rail, obscure glazed PVCu window to side.

Bedroom Two

Radiator, PVCu window to rear.

Bedroom Three

Radiator, PVCu window to front.

Bedroom Four / Study

Radiator, PVCu window to rear.

Bathroom

Panelled bath with shower attachment over, pedestal wash hand basin and WC. Part tiled walls, heated towel rail.

Outside





Garage

Electric up and over door to front, power and light. Side personal door to garden.

Rear Garden

The property occupies a corner plot and has a good sized fully enclosed rear garden bordered by a high wall providing ideal safe space for children and pets. Lawns and raised patio to side and rear areas. Side storage area with gated access to front, timber shed and log store.

Front Garden and Driveway

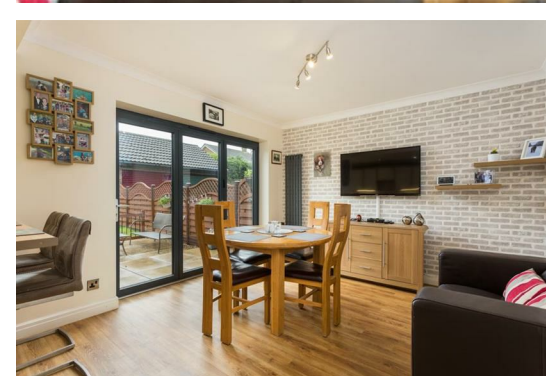
Front gardens lawned with shrub bed. Driveway to side and access to garage.

Services

All mains services connected.

Council Tax

The property is in council tax band E.



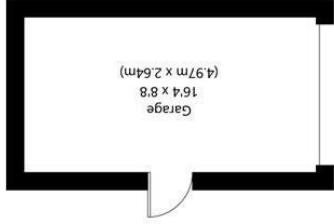


From the centre of Wetherby take Deighton Road out of town turning left into Aire Road whereupon the property is situated on the right hand side on the corner of Washburn Court.

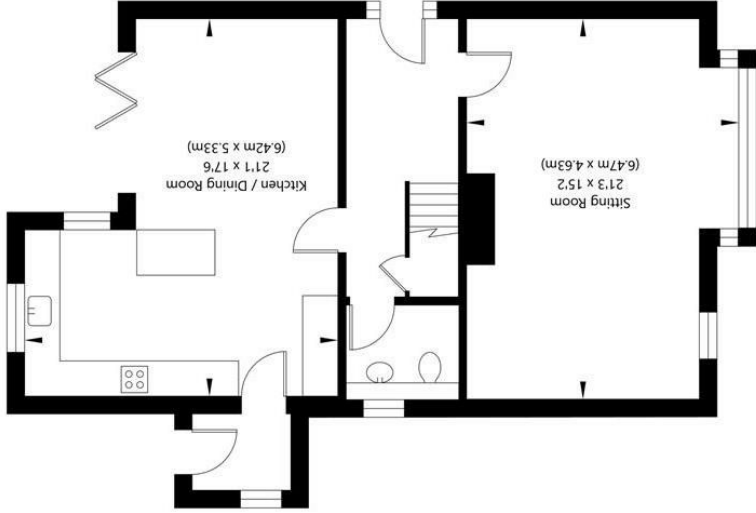
Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1467 SQ FT / 136.28 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 772 SQ FT / 71.76 SQ M



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 695 SQ FT / 64.52 SQ M

