



3 Manley Drive, , Wetherby LS22 6XQ
£495,000 | Freehold

maxwell hodgson
estate agents

This three bedroom detached bungalow is situated in a desirable location in Wetherby just off Spofforth Hill. The spacious accommodation has been refurbished to a good standard and is immaculately presented throughout with PVCu double glazing and gas central heating. Kitchen open to living/dining room, conservatory, hallway/office area that provides access to bedroom one with ensuite bathroom, bedroom two and shower room. Lounge which could be used as an additional bedroom, sun room and craft room. Enclosed private garden to rear and to front ample off street parking with integral double garage. Early viewing highly recommended. EPC Grade C.

Entrance Hall

Composite front entrance door with obscure glazed panels to either side. Double cloakroom cupboard, integral door to garage. Multi-paned door to;

Kitchen Breakfast Room

20'10" x 11'11" (6.35 x 3.63)
Fitted with an excellent range of base and wall units including drawers and tall cupboard unit, Quartz work-surfaces. Ceramic double bowl sink unit with mixer tap, tiled splash-backs. Electric range cooker with 5 ring gas hob and extractor hood over, Neff dishwasher, space for fridge/freezer. Breakfast bar with matching Quartz work-surface, central island with drawers below and radiator. Concealed under unit lighting, contemporary vertical radiator. Laminate floor. Part glazed door to conservatory. Open to;

Sitting/ Dining Room

20'10" x 11'9" (6.35 x 3.58)
Bow window to front, laminate floor. Radiator, window to side, coved ceiling.

Conservatory

9'8" x 9'0" (2.95 x 2.74)
PVCu with door to patio entertaining area. Laminate floor.

Hall/ Office Area

14'10" x 7'10" (4.52 x 2.39)
Fitted double cupboard providing ample storage space, built in cupboard with shelving space. Tile effect flooring. Velux window.

Dressing Area

Double built in cupboard with plumbing for washing machine, housing wall mounted boiler and storage space. Double fitted wardrobe with hanging space. Loft access. Coved ceiling. Provides access to;

Bedroom One

Two double mirrored wardrobes providing ample hanging and shelving space. Raditaor. Window to rear. Coved ceiling.

Ensuite

Fitted with three piece suite comprising; concealed cistern low flush WC, vanity unit wash hand basin with drawer below and mixer tap, tile enclosed bath with chrome mixer tap and handheld shower attachment, shower enclosure screen with electric Triton shower. Chrome ladder style heated towel rail. Tiled floor with under floor heating. Tiled walls, coved ceiling. Obscure glazed window to side.

Bedroom Two

Built in triple wardrobe with mirrored doors. Built in cupboard with shelving space. Window to rear, radiator. Coved ceiling.

Shower Room

Modern fitted suite comprising; low flush WC, wash hand basin with chrome mixer tap mounted on oak surface with double vanity cupboard below, shower enclosure with direct Mira shower. Chrome ladder style heated towel rail. Tiled floor with under floor heating. Tiled walls. Extractor. Obscure glazed window to rear.

Lounge/ Bedroom Three

13'10" x 12'4" (4.22 x 3.76)
Laminate floor, radiator. Coved ceiling. Door to;





Sun Room

15'4" x 4'11" (4.67 x 1.50)

PVCu double glazed, single french door to timber decked area.

Craft Room/ Study

13'10" x 5'8" (4.22 x 1.73)

Window to side, radiator. Laminate floor, wall light point. Window to sunroom.

Garage

18'6" x 15'11" (5.64 x 4.85)

Up an over electric door, obscure glazed window to side. Power and light. Door to garden.

Outside Front

Block paved drive providing ample off street parking and giving access to garage. Extra block paved drive to other side with double timber gates to side. Immaculately lawned gardens with shaped flower and shrub beds.

Outside Rear

Decked patio with pergola, step down to lawn with shrub beds and mature hedge to boundary. Stone path leads along perimeter of the property to the side where there is stone patio area great for entertaining. Outside tap and lighting. Double timber gates giving access to front.

Council Tax

We understand the property has been placed in council tax band F.

Services

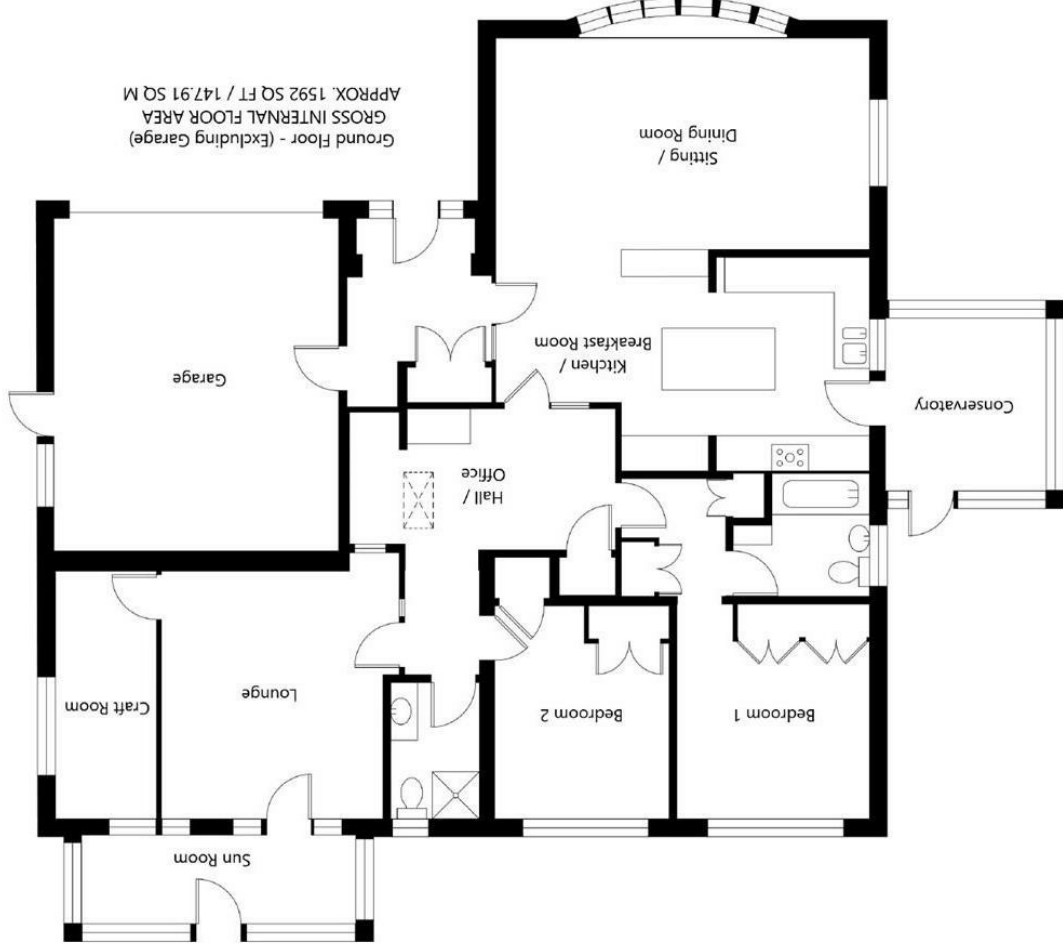
All mains services are understood to be connected to this property.





Directions

Proceed out of Wetherby on the A661
Spofforth Hill. Take the last left hand turning
into Wentworth Gate and then second left
onto Manley Drive. The property can be found
on your right easily identified by our For Sale
board.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1592 SQ FT / 147.91 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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