



15 Otterwood Bank, , Wetherby LS22 7XT
£335,000 | Freehold

maxwell hodgson
estate agents

Four bedroom detached property within close proximity of Wetherby Town Centre and all the amenities the town has to offer. The accommodation comprises; entrance hall, cloakroom/wc, sitting room, spacious kitchen dining room. To the first floor; four well proportioned bedrooms and house bathroom with white suite. Outside there is a garage and enclosed rear garden. Viewing highly recommended. EPC Grade D.

Entrance Hall

PVCu entrance door, obscure glazed side window. Return stairs with half landing and PVCu window to side. Radiator.

Cloakroom/ WC

White close couple WC, wash hand basin with tiled splashbacks. Radiator, laminate floor, obscure glazed PVCu window to side.

Sitting Room

17'10" x 12'8" (5.44 x 3.86)
Two radiators. Adam style fire surround living flame effect gas fire marble inset and hearth. PVCu bow window to front elevation. Coved ceiling. Wood effect laminate floor.

Open Plan Dining Kitchen

15'9" x 14'7" (4.80 x 4.45)
Fitted with an excellent range of base and wall units with drawers, curved edge worktops and upstands, inset stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for range style cooker and for tall fridge freezer. Laminate floor. PVCu window overlooking the rear garden. Obscure glazed door to side.

Landing

Loft access.

Bedroom One

14'8" x 8'11" (4.47 x 2.72)
PVCu double glazed window to rear. Radiator.

Bedroom Two

11'7" x 8'2" (3.53 x 2.49)
Built in wardrobes with louvred doors providing hanging and shelving space. Built in airing cupboard with hot water cylinder and shelf above. PVCu double glazed window to front. Radiator.

Bedroom Three

10'1" x 7'4" (3.07 x 2.24)
Built in wardrobes with louvred doors providing hanging and ample shelving space. PVCu double glazed window to front. Radiator.

Bedroom Four

9'8" x 6'7" (2.95 x 2.01)
Built in wardrobe with louvred doors providing hanging space. PVCu double glazed window to front. Radiator.

Bathroom

Three piece white suite comprising low flush wc, pedestal wash hand basin with tiled splashback. Panelled bath with Triton electric shower over and glazed shower screen. Chrome ladder style radiator.

Garage

18'7" x 8'8" (5.66 x 2.64)
Up and over door to front. Power and light. Wall mounted Worcester boiler. Timber window to rear and door providing access to rear garden.

Outside Front

Drive providing ample hard standing space



for numerous vehicles leading to garage. Lawn and shrub beds with low level stone wall to front.

Outside Rear

Paved patio area and lawn with shrub beds and timber fence to boundaries. Outside tap.

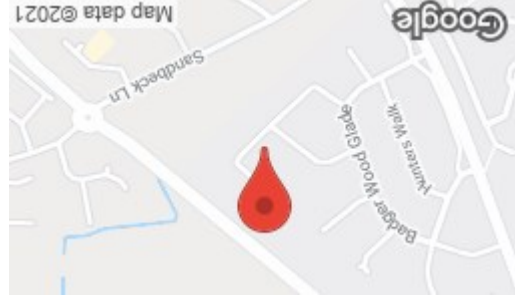
Services

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

Council Tax

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





The property can be approached from the centre of Wetherby heading out of town along Deighton road. Turn eventually right into Badger Wood Glade, take your third right onto Otterwood Bank and the property is situated on your left indicated by our For Sale sign.

Directions



Ground Floor - (excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 520 SQ FT / 48.3 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 522 SQ FT / 48.54 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1042 SQ FT / 96.84 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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