

COUNCIL TAX

Band D (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

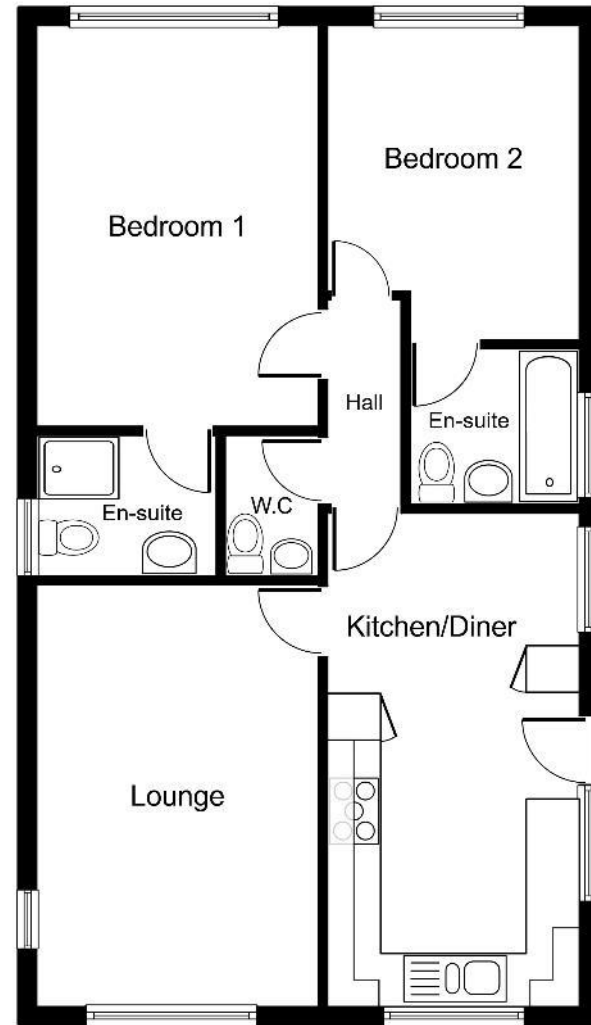
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 16 Otterwood Bank, LS22 7XT

A beautifully presented re-configured two double bedroom detached bungalow, modernised and updated throughout to an exceptional standard. Enjoying an excellent position on this popular development within level walking distance of Wetherby town centre amenities. Available with no onward chain

- Renovated and modernised detached bungalow
- Two double bedrooms, both with en-suite bathrooms
- Open plan kitchen /diner, separate lounge
- Additional guest w.c.
- Attractive block paved driveway leading to detached garage
- Lawned gardens to front and rear

£399.950 GUIDE PRICE FOR THE FREEHOLD



MISREPRESENTATION ACT

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All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along Deighton Road, turn right into Badgerwood Glade, third right into Otterwood Bank and the property is situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Skilfully re-configured and modernised throughout to a high standard, this beautifully presented two bedroom detached bungalow enjoys en-suite facility to both bedrooms, presenting an ideal "downsizer" property within walking distance to Wetherby town centre. The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

SIDE ENTRANCE

Leading into :-

OPEN PLAN KITCHEN /DINER

5.5m x 2.8m (18'0" x 9'2")



Newly fitted with a range of shaker style wall and base units, cupboards and drawers. Wood effect laminate worktop with matching upstand, in-set one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include cooker with five ring hob, automatic washing machine, dishwasher and seventy-three split fridge-freezer. Attractive wood effect laminate floor covering that flows through into adjacent

breakfast area with ample space for table and chairs, double radiator, double glazed window to side, LED ceiling spotlights.



LOUNGE

4.8m x 3.1m (15'8" x 10'2")

A lovely light room with large bay window to front elevation, additional double-glazed window to side, radiator beneath, telephone point, television aerial, ceiling spotlights, decorative ceiling cornice.



GUEST W.C.

Contemporary white suite comprising vanity wash basin with cupboard beneath, low flush w.c. with concealed system, chrome ladder effect heated towel rail, extractor fan, ceiling spotlights, attractive wood effect laminate floor covering.

BEDROOM ONE

4.5m x 3.2m (14'9" x 10'5")

A generous double bedroom with double glazed window to rear elevation, radiator beneath, television aerial, decorative ceiling cornice. Internal doorway leads to :-



LUXURY EN-SUITE SHOWER FACILITY

Comprising modern white suite with white vanity wash basin with cupboards beneath, low flush w.c., walk-in shower cubicle, attractive porcelain wall tiles, laminate floor covering, ladder effect heated towel rail, ceiling spotlights, extractor fan.



BEDROOM TWO

3.5m x 2.9m (11'5" x 9'6")

With double glazed window to rear elevation, radiator beneath, television aerial, ceiling spotlights. Internal doorway leading to :-



EN-SUITE BATHROOM

Comprising white vanity wash basin, low flush w.c. with concealed system, panelled bath with shower hand piece, attractive porcelain wall tiles, ceiling spotlights, extractor fan.



TO THE OUTSIDE

The property enjoys open level lawn to front and a newly laid block paved drive to side which extends down the side of the property providing comfortable parking for multiple vehicles leading to :-

DETACHED SINGLE GARAGE

5.1m x 2.5m (16'8" x 8'2")

With electric up-and-over door, light and power laid on, window to rear.

GARDENS

The rear garden is generous in size comprising level lawn with deep well-stocked borders, fenced perimeter and established hedging affording a good degree of privacy.



Furthermore, there is a generous stone flagged patio area creating the ideal spot for outdoor entertaining and al-fresco dining.