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1 Priest Hill Gardens, , Wetherby LS22 7UD  
Offers Over £450,000 | Freehold

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This Bryant built 4 bedroom detached family home has a large frontage and driveway, double garage and is situated within this popular area for families close to the wide range of shops, schools and other amenities provided by Wetherby.

The accommodation which benefits from gas central heating and PVCu double glazing includes 2 separate reception rooms plus a conservatory, downstairs WC, well fitted kitchen including integrated appliances and utility room. Three of the four bedrooms have built in wardrobes and bedroom one has an en-suite shower room. An early viewing is highly recommended.

### Entrance Hall

Part glazed front entrance door. Laminate floor with inset coir mat. Under stairs storage cupboard, coved ceiling, radiator.

### WC

Vanity wash hand basin with storage beneath, low flush WC, radiator, Amtico floor. Obscure glazed PCV window to front.

### Dining Room

Double multi paned doors to hall. Radiator, coved ceiling. Two PVCu double glazed window to front.

### Sitting Room

Fire surround with living flame gas fire, coved ceiling. Two PVCu double glazed windows to front, radiator. Sliding doors to:

### Conservatory

PVCu double glazed with Karndean floor and Pilkington glass roof , PVCu double glazed French doors to garden.

### Kitchen

Fitted with a good range of base and wall units, built in wine rack and kick board spotlights. Work surfaces and breakfast bar with inset stainless steel sink and drainer and tiled splashbacks. Integrated Smeg double split level oven and 5 ring gas hob, Zanussi microwave. Smeg integrated dishwasher, Miele integrated fridge. PVCu double glazed window to rear. Karndean floor.

### Utility Room

Fitted with eye level units, work surface, plumbing for washing machine, gas point and space for tumble dryer and space for freezer. PVCu double glazed door leading out to rear garden.

### First Floor- Galleried Landing

PVCu double glazed window to front. Loft access with pull down ladder. Airing cupboard.

### Bedroom One

Two double built in storage cupboards. PVCu double glazed window to rear.

### En-Suite Shower Room

Shower enclosure with Mira direct shower, vanity wash hand basin, hidden cistern WC. Heated ladder style towel rail, obscure glazed PVCu double glazed window to rear.

### Bedroom Two

Double built in storage cupboard, radiator, PVCu double glazed window to rear.

### Bedroom Three

Double built in wardrobe

### Bedroom Four

Radiator, PVCu double glazed window to front.





## House Bathroom

White suite with shaped panelled bath electric shower over, wash hand basin with vanity cupboards beneath. Hidden cistern WC. Fully tiled walls. Ladder style heated towel rail, Karndean floor, PVCu double glazed window to rear.

## Outside

### Double Garage

Electric up and over door to front. Loft storage space, power and light.

### Rear Garden

Patio, lawned gardens offering privacy and enclosed with side gate to:

### Front Garden / Driveway

Ample tarmac driveway and additional side drive allowing ample car standing space. Bin compound area.

Large front garden - the property stands well back from the road with a good sized lawned front garden bordered by low level hedging

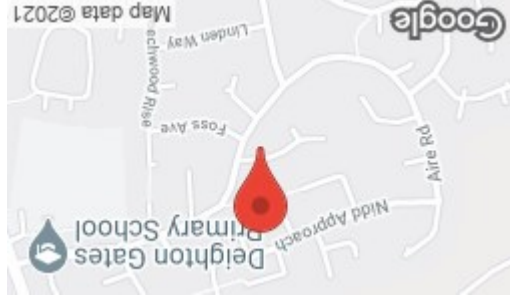
## Services

All mains services connected.

## Council Tax

We understand that the property is in council tax band F.





The property can be approached from the centre of Wetherby along Deighton Road turning left into Aire Road. Take the fourth right into Priest Hill gardens, where upon the property can be found on the left hand side, easily identifiable by our for sale board.

**Directions**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1299 SQ FT / 120.68 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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