



90 Ainsty Road, , Wetherby LS22 7FY

Price Guide £515,000 | Freehold

maxwell hodgson

estate agents

This 4 bedroom detached family home sits on a good sized, enclosed and private plot. Quietly situated within a short distance of the popular Harland Way for walking/ cycling and the many amenities and excellent schools offered by the town, the property provides superb flexible space for a growing family. The accommodation offers a recently refitted kitchen with integrated AEG appliances, separate dining room, sitting room and family room with internal door to garage. There are four bedrooms; master with built in wardrobes and en-suite shower room. Well presented throughout with the additional benefits of double glazing and gas central heating and refitted ground floor cloaks/ WC and family bathroom.

Viewing strongly recommended to appreciate the design, ideal size and layout of the ground floor accommodation and size and privacy of the garden.

EPC Band C.

Entrance Hall

Part glazed front entrance door. Coir inset mat. Radiator with cover. Coved ceiling, inset ceiling downlights, stairs off to first floor.

WC

Low flush close couple WC, wash hand basin. Heated ladder style towel rail. Inset ceiling downlights, obscure double glazed PVCu window to front.

Kitchen

Recently refitted with an excellent range of fitted units to include glazed display eye level units and curved edge base units. Solid oak work surfaces, upstands and breakfast bar, inset one and a quarter bowl sink and

drainer.

AEG integrated appliances include dishwasher, full height fridge, double electric oven and induction hob with extractor hood over. Radiator, PVCu double glazed window to front and half glazed PVCu side entrance door. Coved ceiling, inset ceiling downlights.

Dining Room

Radiator, PVCu double glazed window to rear garden. Coved ceiling. Open through to:

Sitting Room

Two radiators. PVCu double glazed patio doors opening to rear garden. Coved ceiling.

Family Room

Radiator, PVCu double glazed window to front. Inset ceiling downlights. Internal door to garage.

First Floor

Landing

Access to loft space. Airing cupboard. PVCu double glazed window to side.

Bedroom One

Double built in wardrobe with sliding mirrored door fronts, PVCu double glazed window overlooking the rear garden. Radiator., coved ceiling.

En-Suite Shower Room

Shower enclosure with direct mixer shower, wash hand basin and low flush close couple WC. Heated ladder style towel rail, part tiled walls, Obscure double glazed PVCu window to side, extractor fan. Inset ceiling downlights.

Bedroom Two

PVCu double glazed window overlooking the rear garden. Radiator., coved ceiling.





Bedroom Three

PVCu double glazed window to front.
Radiator., coved ceiling.

Bedroom Four

PVCu double glazed window to front.
Radiator., coved ceiling.

Bathroom

Shaped panelled jacuzzi bath with glass shower screen and electric shower over, wash hand basin and hidden cistern WC. Heated ladder style towel rail, part tiled walls, inset ceiling downlights, extractor fan.

Outside

Garage

Plumbing and space for washing machine and dryer. worksurface with inset stainless steel sink and drainer. Wall mounted gas central heating boiler. Glazed side entrance door and internal door to family room. Power and light, up and over door to front. Ample loft storage space.

Rear Garden

The rear gardens are fully enclosed with gated access to both sides and tall screen fencing and hedged boundaries. Path to rear and sides, lawns and shaped patio. Timber garden shed and outside tap.

Front and Drive

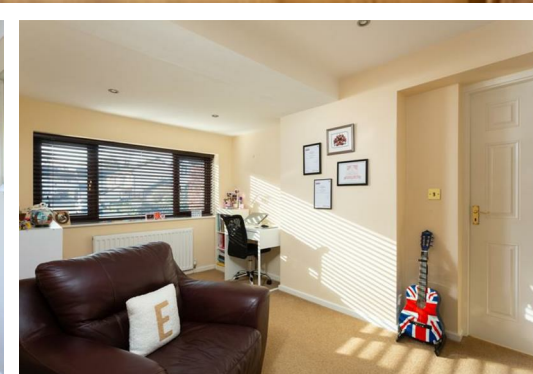
The property enjoys a fully block paved driveway allowing for ample car standing space and access to the garage.

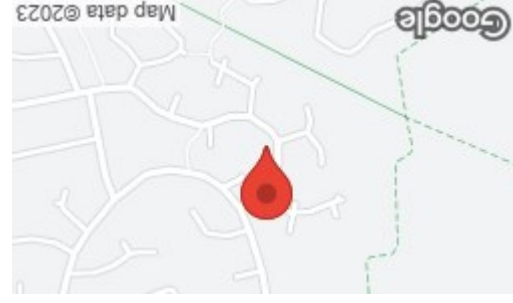
Services

All mains services connected.

Council Tax

We understand the property in in council tax band E





From the direction of the A1 take J46 towards Wetherby along Deighton Road and turn right into Aire Road and after some distance turn left into Ainsley Road whereupon the property can be found on the left hand side and is identified by our for sale board.

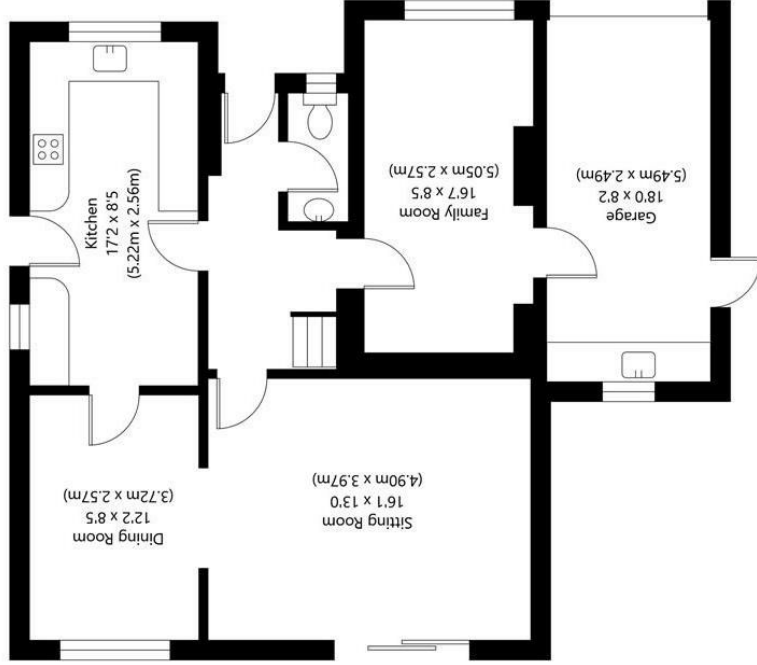
Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1333 SQ FT / 123.85 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Ground Floor - (Excluding Garage)
 APPROX. 734 SQ FT / 68.17 SQ M
 GROSS INTERNAL FLOOR AREA



First Floor
 APPROX. 599 SQ FT / 55.68 SQ M
 GROSS INTERNAL FLOOR AREA

