



54 Poplar Avenue, , Wetherby LS22 7RA
Offers Over £285,000 | Freehold

maxwell hodgson
estate agents

This three bedroom semi-detached property is situated within walking distance of Wetherby town centre and all its amenities. Much improved in recent years and presented in excellent order throughout, the property benefits from a contemporary refitted kitchen/ diner with bi-fold doors opening to the rear terrace and garden. Gas central heating with a combination boiler and PVCu double glazing. The accommodation briefly comprises: sitting room, dining kitchen. To the first floor there are three bedrooms and bathroom. with shower. Outside there is an ample driveway providing off street parking, detached garage and fully enclosed south facing gardens.

Ideally located, the property benefits from close proximity to a number of well-regarded local schools. shops and amenities as well as having easy access to the road networks and A1M. EPC band C.

Entrance Hall

Composite front entrance door, obscure glazed PVCu window to side. Radiator. Laminate floor, stairs off to first floor.

Sitting Room

Feature fire surround with black marble hearth and surround, living flame effect gas fire. Radiator, PVCu double glazed window to front.

Dining Kitchen

Fabulous recently refitted kitchen/ diner with excellent base and wall units with concealed under unit lighting, granite worksurfaces and breakfast bar. Tiled splashbacks, inset sink and drainer. Integrated appliances include fridge freezer, , AEG washer/ dryer, dishwasher. Neff double electric oven and

gas hob with extractor hood above. Radiator, polished tiled floor, inset downlights, PVCu double glazed window and bi-fold doors opening to a south facing rear decked terrace.

First Floor

Landing

Access to loft space, obscure double glazed PVCu window to side. Radiator.

Bedroom One

Double built in wardrobe, shelved with storage above. Radiator, PVCu double glazed window to front.

Bedroom Two

Radiator, PVCu double glazed window to rear.

Bedroom Three

Radiator, PVCu double glazed window to front.

Bathroom

Refitted with white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Part tiled walls, heated ladder style towel rail, laminate floor. Inset ceiling downlights, Airing cupboard housing the Worcester combination gas boiler. Obscure double glazed PVCu window to rear.

Outside

Rear Garden

The sunny south facing gardens to the rear are fully enclosed with gated access to the drive and garage to the side. Paved patio, artificial lawn with shaped paved edging and decked patio to the rear of the garage.



Garage

Up and over door to front, PVCu double glazed window to side.

Front Garden and Drive

Drive providing access to the garage and allowing for ample car standing space. Useful outside store. Front garden with shale bed for ease of maintenance and shrub border to front boundary.

Services

All mains services connected.

Council Tax

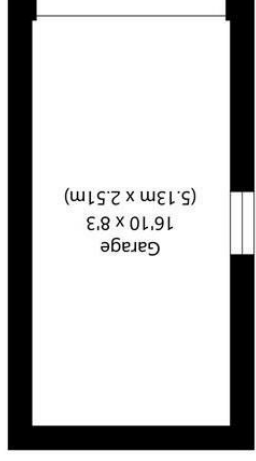
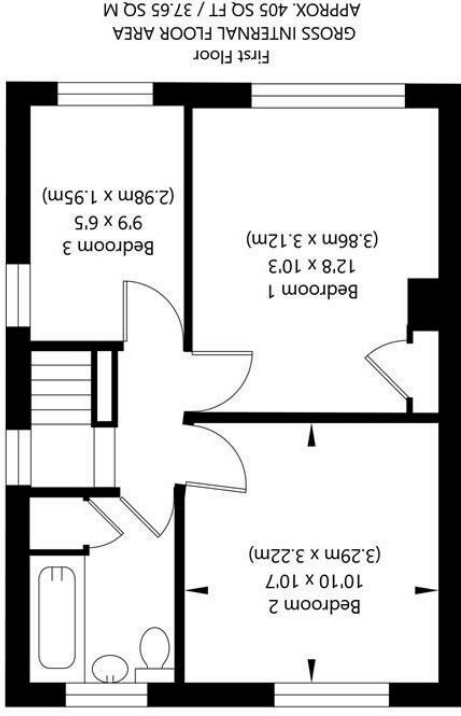
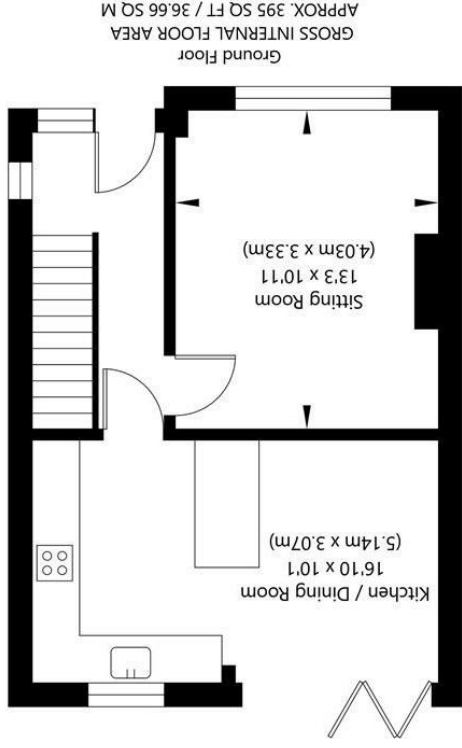
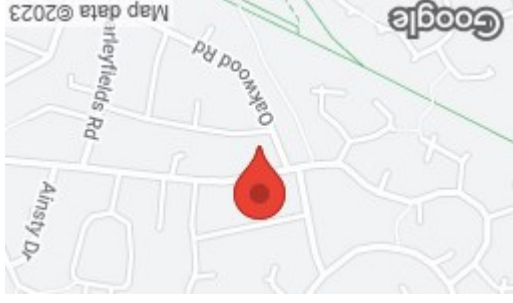
Band C





Directions

Leave Wetherby centre along Delighton Road turning eventually left into Ainsty Road. Follow the road turning left shortly after the co op into Oak Wood Road, turn left into Poplar Avenue and the property can be found on the left recognisable by our for sale sign.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 800 SQ FT / 74.31 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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