



19 TEMPLAR GARDENS

WETHERBY, LS22 7TG

£375,000
FREEHOLD

A fantastic opportunity to purchase a 3 BEDROOM DETACHED BUNGALOW in a highly sought after neighbourhood in WETHERBY. Contact Monroe to arrange your viewing.

MONROE

SELLERS OF THE FINEST HOMES

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- Detached Bungalow

Situated in a peaceful and highly sought-after area of Wetherby, this three-bedroom bungalow offers spacious, light-filled accommodation and excellent outdoor space, perfect for a range of buyers.

Upon entering, you are welcomed by a bright and inviting entrance hall, which leads through to a generously sized living area—ideal for both relaxing and entertaining. Beyond the living space is a formal dining room, complete with French doors that open onto a beautifully maintained, south-facing rear garden, creating a seamless indoor-outdoor flow.

The property also features a well-equipped kitchen, three generous bedrooms, and a stylishly appointed house bathroom.

Externally, the home benefits from off-street parking, an attached garage providing further storage or workshop potential, and a private, sun-drenched rear garden—perfect for enjoying warm afternoons and outdoor living.

The property further benefits from the opportunity to extend and create a beautiful family home (subject to planning permission)

For more information or to arrange a viewing, please get in touch with Monroe Estate Agents.

REASONS TO BUY

- Detached Bungalow
- Heart Of Wetherby
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Three Bedrooms
- Two Reception Rooms
- Ample Off-Street Parking

ENVIRONS

Wetherby is a charming market town that offers a wide variety of amenities to meet everyday needs. It is conveniently located for commuters, with easy access to major motorways connecting to Leeds, York, and Harrogate. Within walking distance, you'll find a good selection of schools, shops, restaurants, bars, and supermarkets. Additionally, there are beautiful walking paths along the river nearby.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council



TENURE

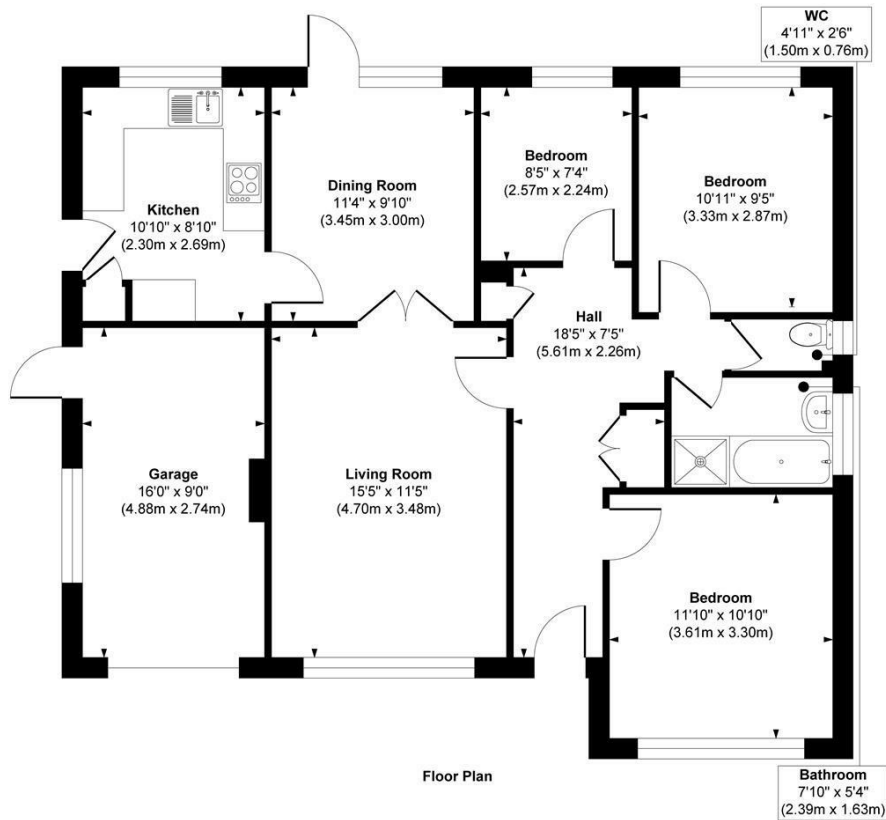
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1050 sq. ft / 97.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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