



32 NICHOLS WAY  
WETHERBY, LS22 6AD

£625,000  
FREEHOLD

Do you want a spacious and modern detached house in Wetherby?

MONROE

SELLERS OF THE FINEST HOMES

## 32 NICHOLS WAY

- Detached Family Home • Spacious & Light • Modern Kitchen/Diner • Formal Lounge • Feature Fireplace • Primary with En Suite • Plenty of Storage • Driveway & Garage • Landscaped Garden • Wetherby Amenities



Monroe Estate Agents are proud to present this fantastic detached family home featuring four spacious bedrooms and offering over 1,500 square feet of living space. Located on a quiet road in the picturesque town of Wetherby, this property is filled with natural light, making it an ideal home for growing families.

Upon entering, you are welcomed by a bright and spacious porch, leading into an entrance hallway that opens up to a formal living room complete with a media wall and a modern feature fireplace. From this living room, you can access the stunning kitchen and dining area, which features French doors that open onto a beautiful garden. The bespoke fitted kitchen includes Bosch appliances, combining style and practicality. Additionally, there is a useful and spacious utility room as well as a guest WC.

The first floor features four spacious bedrooms. The primary bedroom includes fitted wardrobes and has an ensuite shower room. These rooms provide a perfect combination of comfort and style, along with a modern, sleek family bathroom.

Externally, the property features a spacious driveway leading to a single garage, as well as front and rear lawned gardens. The rear garden is perfect for entertaining, complete with a patio area to enjoy with family and friends.

Wetherby is renowned for its charming surroundings and fantastic local amenities, including shops, restaurants, and highly regarded schools. The town offers great transport links to nearby cities and towns, making it a highly desirable location.

For more information or to arrange a viewing, please don't hesitate to contact Monroe Estate Agents.

### REASONS TO BUY

- Detached Property
- Heart Of Wetherby
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Ample Off-Street Parking

### ENVIRONS

Wetherby is a charming market town that perfectly combines convenience and character. Offering a wide range of amenities to meet everyday needs, it's an ideal location for commuters with quick access to major motorways connecting Leeds, York, and Harrogate. Just a short walk away, you'll find a fantastic selection of schools, shops, restaurants, bars, and supermarkets. For outdoor enthusiasts, there are scenic walking paths along the river, adding to the town's appeal.



## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

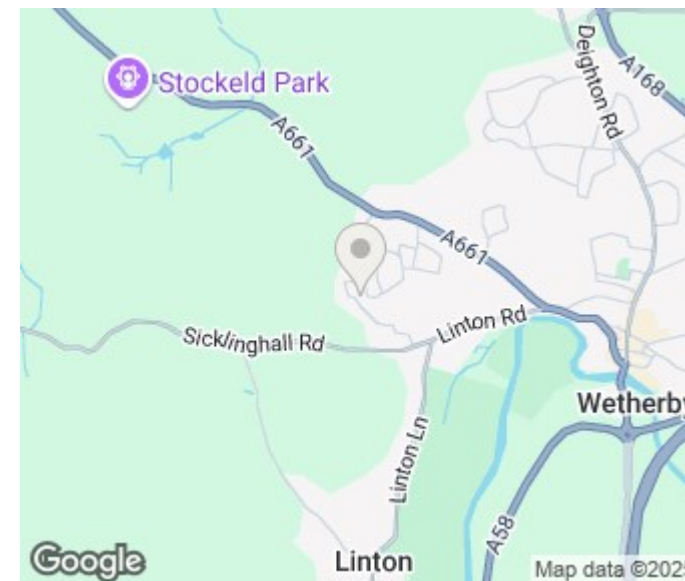
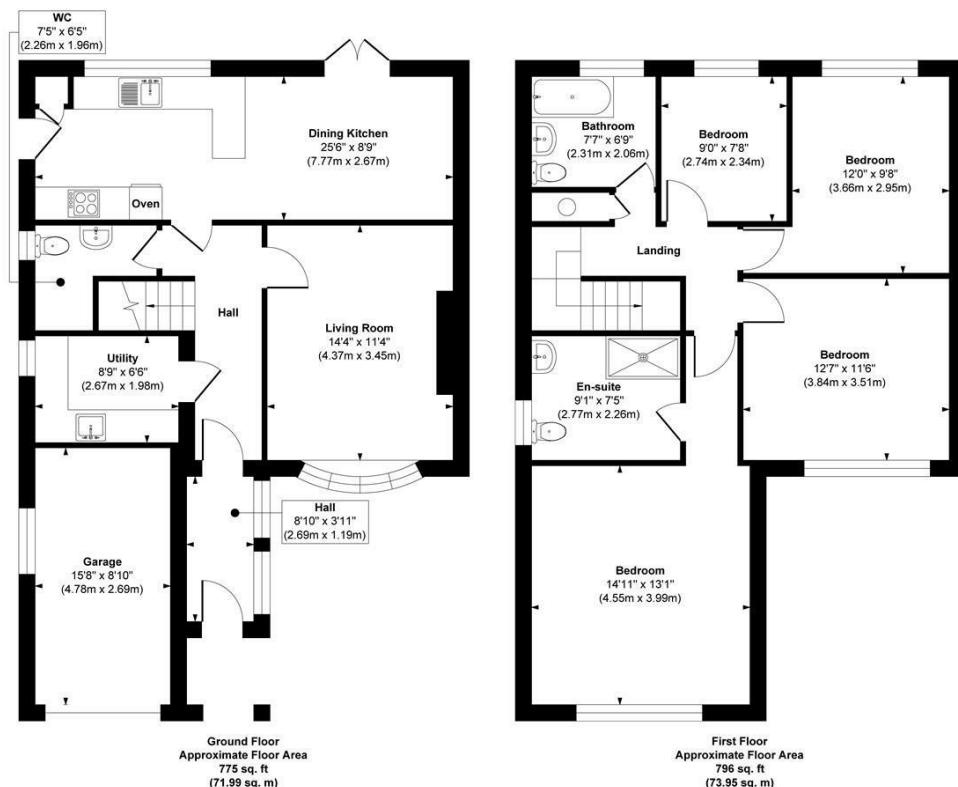
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 32 NICHOLS WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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