



9 Wighill Lane, Walton, Wetherby LS23 7BN

£525,000 | Freehold

maxwell hodgson

estate agents

This detached family home enjoys a non estate location on the edge of the popular village of Walton with a large drive and double garage and private gardens to the rear.

Extended over recent years and improved to include the provision of a new gas central heating boiler , PVCu double glazing and new internal doors this excellent property is well presented throughout.

The accommodation includes a large entrance area and hall, WC, office, sitting room with double doors to a separate dining room, open to the kitchen and conservatory. On the first floor there are 3 good sized bedrooms and bathroom with bath and separate shower. A second floor provides for 2 further bedrooms or bedroom and games room, ideal for children/ teens, plus a shower room.

The gardens are lawned and enjoy a pleasant and private aspect at the rear with a large garden room/ office, ideal for working from home, and store.

The village of Walton is highly desirable and lies within close proximity of the A1 (M) and M1. The village has a very popular pub, and a lively community atmosphere with a village hall. Access to Leeds, Bradford, York and Harrogate is on hand and the bustling market town of Wetherby which offers an excellent choice of amenities including shops, shops and recreational facilities is only a few minutes drive away.
EPC band D.

Entrance Vestibule

Composite front entrance door with glazed side panels and window. Radiator, laminate floor.

Entrance Hall

Part glazed PVCu door with glazed side panels. Radiator, oak flooring, stairs off to first floor. Under stairs storage cupboard.

WC

Low flush WC, vanity wash hand basin, laminate flooring. Obscure double glazed PVCu window to side. radiator.

Study

Radiator, PVCu double glazed windows to side and front, laminate flooring.

Sitting Room

Wood burner with stone surround and hearth and oak Mouseman mantel. PVCu double glazed bow window to front and 2 to side. Coved ceiling. Radiator, double doors opening to:

Dining Room

Coved ceiling, radiator, oak flooring. Open to kitchen and double French doors opening to:

Conservatory

Victorian style PVCu double glazed conservatory with tiled floor and under floor heating. Wood burner, double doors opening to rear garden.

Kitchen

Range of base and wall units complemented by central island and black polished granite work surfaces and upstands. Integrated appliances include dishwasher, split level Neff double electric oven, CDA electric hob with Siemens extractor hood. Space for American style fridge freezer (appliance available if required). Pantry/ storage cupboard housing the gas central heating boiler which has just been replaced. Oak flooring, PVCu double glazed window to rear, radiator, coved ceiling. Obscure half glazed PVCu entrance door to side.

First Floor Landing

Bedroom One

PVCu double glazed window to front. Double built in wardrobe with storage above. Radiator, coved ceiling. Door to shelved dressing area and access to:

Dressing Room / Possible En-Suite

Ideal for conversion to an en-suite shower room if required. Radiator, PVCu double glazed window to front.

Bedroom Two

Radiator, PVCu double glazed window to rear. Coved ceiling.

Bedroom Three

Radiator, PVCu double glazed window to rear.

Bathroom

Four piece suite with tiled panelled bath, separate corner shower enclosure, low flush WC, and pedestal wash hand basin. inset downlights, tiled floor. Obscure





double glazed PVCu window to side. Ladder style heated towel rail.

Second Floor Landing

Bedroom Four

Built in desk are with 3 storage drawers. 2 Velux windows to front. Inset downlights and PVCu double glazed window to rear.

Bedroom Five/ Games Room

PVCu double glazed window to rear, radiator.

Shower Room

Wet room style walk in shower, low flush WC and wash hand basin. Eaves storage cupboard, inset downlights, laminate flooring.

Outside

Double Garage

Up and over door to front. Power and light. Work bench, 2 PVCu double glazed windows to rear. Plumbing for washing machine. Side personal door.

Rear Garden

There is a covered passageway between the side of the house and the garage with gated access to the front. Lawned gardens, patio with gazebo and external power points and lighting, barbeque area. Large garden office with power and light and adjacent store.

Front Garden and Drive

Lawns and ample tarmac drive for car standing.

Services

All mains services connected.

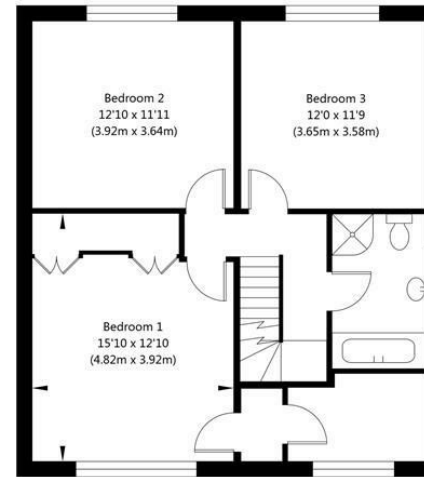
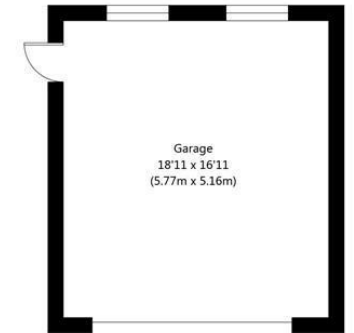
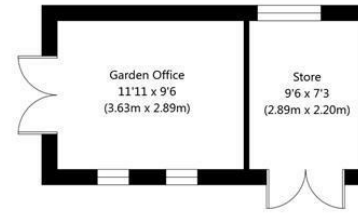
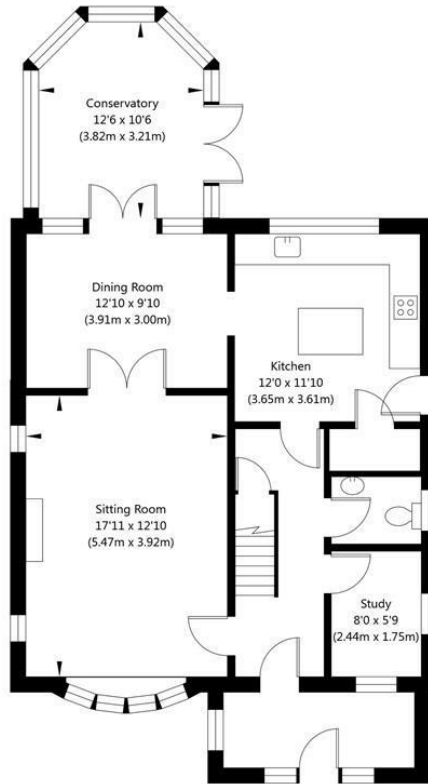
Council Tax

Band E

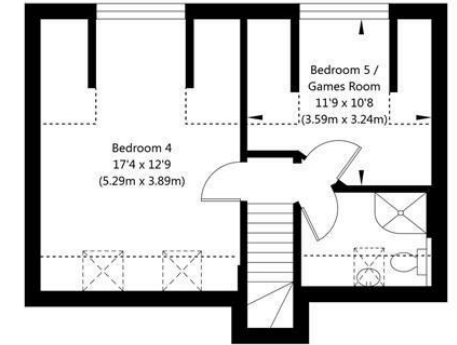




Ground Floor - (Excluding Garage & Outbuilding)
GROSS INTERNAL FLOOR AREA
APPROX. 923 SQ FT / 85.79 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 704 SQ FT / 65.43 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 438 SQ FT / 40.66 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2065 SQ FT / 191.88 SQ M - (Excluding Garage & Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Directions

Leaving Wetherby to the south, over the river bridge, take the first exit at the roundabout. At the next roundabout take the third exit towards Thorp Arch Trading Estate and Walton. Upon entering the village the property is situated on the left hand side and can be identified by our for sale board.



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