



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

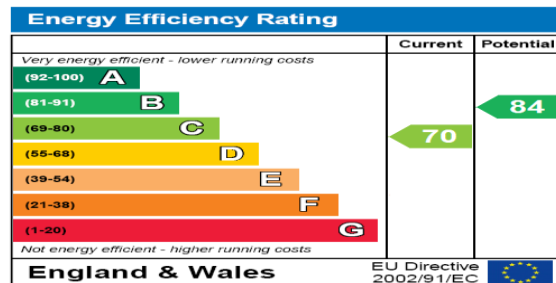
Rudgate Park, Thorp Arch, Wetherby



# Rudgate Park, Thorp Arch, Wetherby

Asking price: £232,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\*** This attractive semi detached home is situated in the popular and convenient location of Thorp Arch. The village is within reach of the local amenities and for those who look to commute to York, Wetherby and Harrogate and is well served. The home boasts double glazing and gas fired central heating. The accommodation briefly consists of: A spacious welcoming hall, kitchen fitted with plenty of units opening into the dining area, lounge and downstairs WC. Stairs then lead to the first floor landing with three generous sized bedrooms and a house shower room. At the front there is an open area flagged, and a gate that leads to the private, enclosed rear garden. A garage to the side and on street parking.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



5a Market Place, Wetherby, West Yorkshire, LS22 6LQ  
01937588228 wetherby@hunters.com www.hunters.com

Hunters Wetherby

**Location**

The property occupies a cul-de-sac location near the villages of Walton and Thorp Arch. The nearby village of Boston Spa and the market town of Wetherby, which is only ten minutes away, provides a further range of amenities. Thorp Arch is in the catchment area for many good schools. Access to the A1/M1 links for those who look to commute to Wetherby, Leeds, York and Harrogate.

**Directions**

The property can be reached by leaving Wetherby along Walton Road, continue for approx 3 miles and take the turning right onto Grange Avenue. Follow the road around to the right and take the second turning left into Rudgate Park where the property is situated on the left hand side identified by our Hunters For Sale board.

**Entrance Hall**

A spacious welcoming hall with useful storage cupboard. Doors to the lounge, dining kitchen and downstairs WC. Dado rail surround. Stairs to the first floor landing.

**Kitchen/diner**

16'11" (max) X 12'1" (max)  
4.91m x 3.69m

A kitchen fitted with white base and wall units, preparation surfaces and a tiled splash back. Sink and drainer, space for fridge, freezer and plumbing for a washing machine. Electric cooker point. Opens into the dining area. Window to the rear aspect and sliding patio doors to the rear garden.

**Lounge**

14'8" X 10'01"  
4.51m x 3.08m

A spacious lounge with central feature fireplace surround. Sliding patio doors to the rear garden and radiator.

**Downstairs WC**

A modern suite with low level flush WC and wash basin. Window to the front

**Stairs to the first floor landing**

Stairs lead to the galleried landing with hatch leading to the loft and a window to the side. Airing cupboard housing the boiler. Useful storage cupboard. The stairs currently house a stair lift which can be removed if requested.

**Bedroom One**

14'7" (max) X 10'04" (max)  
4.48m x 3.17m

A spacious double bedroom with window to the rear aspect and radiator. Fitted with wardrobes and a dressing table.

**Bedroom Two**

10'06" X 9'10"  
3.23m x 2.77m

A spacious double bedroom with window to the rear aspect and radiator.

**Bedroom Three**

9'10" (max) X 6'10" (max)  
2.77m x 1.86m

Useful storage cupboard and window to the rear aspect. Radiator.

**Shower room**

A modern shower room with a double enclosure, low level flush WC and a wash basin with vanity unit. Heated towel rail. Window to the front aspect.

**Garden**

An enclosed, private garden to the rear accessible via a timber gate. This leads to the lawned garden with mature shrubs, central rockery and a fence boundary. At the front there is a flagged area and ramp entrance to the front door.

**Garage**

Parking is on street along with the garage which is to the side of this home.

**VIEWING ARRANGEMENTS**

**By Appointment With: Hunters**  
**Tel: 01937588228**

**OPENING HOURS:**

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 11am - 4.00pm, Closed on Sunday

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

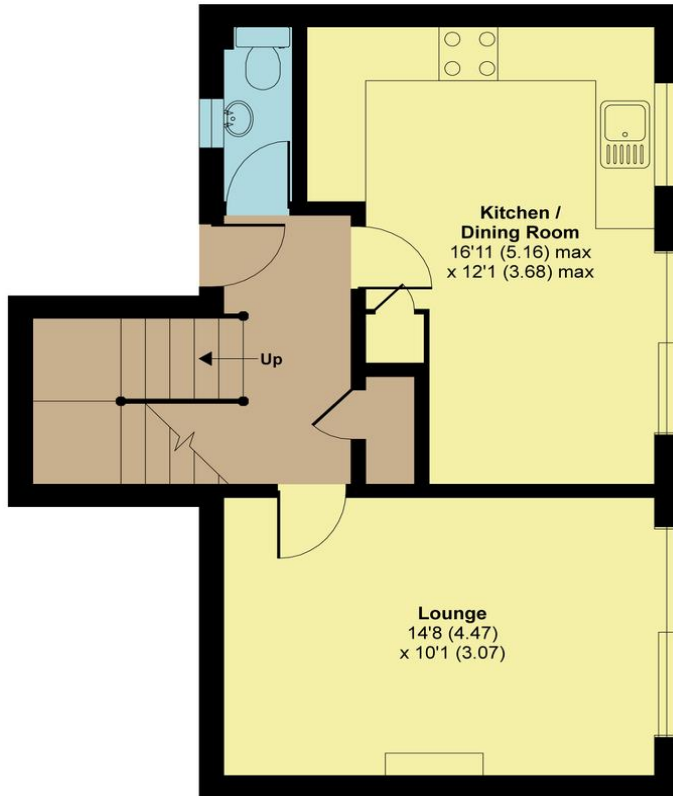
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

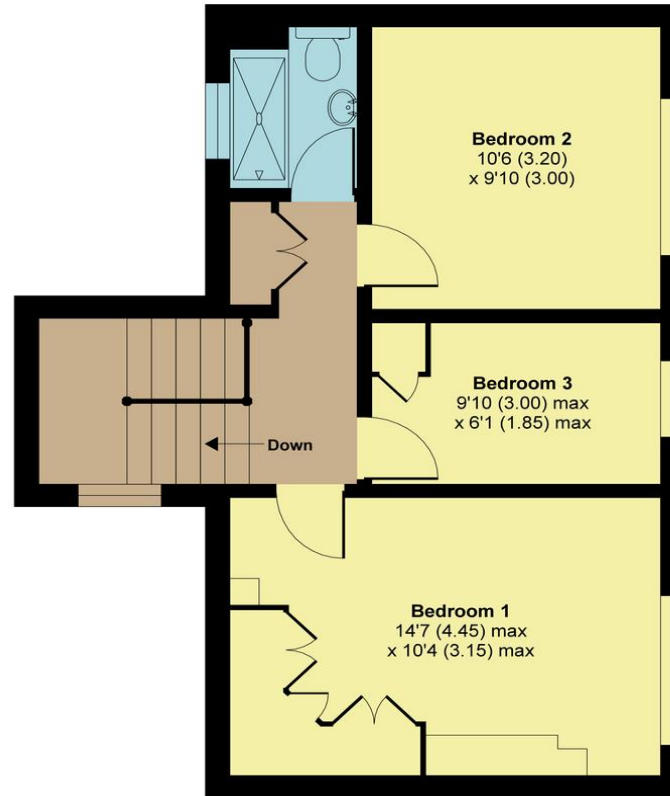
# Rudgate Park, Thorp Arch, Wetherby, LS23

Approximate Area = 1028 sq ft / 95.5 sq m (includes garage)

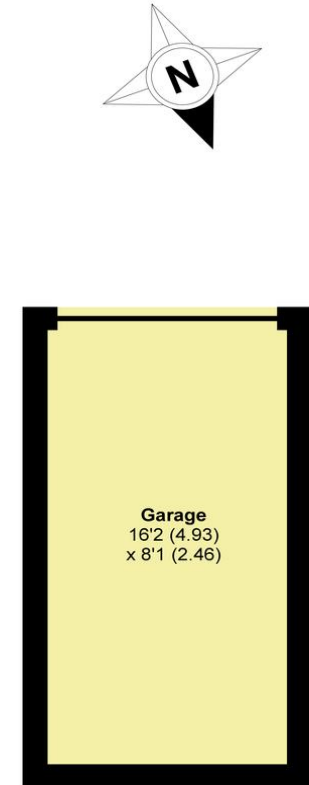
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 41.6 SQ M  
(448 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 41.6 SQ M  
(448 SQ FT)



**GARAGE**  
APPROX FLOOR  
AREA 12.3 SQ M  
(132 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 786892

















**HUNTERS®**

HERE TO GET *you* THERE