

44 Kings Meadow Close, Wetherby, LS22 7FU

Key Features

- End of terrace property
- Private driveway
- Living room with sliding door to the garden
- Archway to a modern kitchen
- Two bedrooms
- Views across fields from rear bedroom
- Fully tiled bathroom
- South west facing enclosed rear garden
- Timber built shed plus additional store room
- NO ONWARD CHAIN







A well presented two bedroom end terrace property, with an enclosed south west facing garden and private driveway, in the popular market town of Wetherby.











This end terrace property, with no onward chain, is ideal for first time buyers, investors or downsizers looking for a ready to move into property.

To the ground floor is a light and airy living room with a side window, a fireplace and sliding patio doors to the pretty rear garden. An archway leads to the kitchen which offers modern fitted units, complimenting worktops, an electric oven, gas hob and spaces for a fridge/freezer and washing machine.

To the first floor is the landing, a useful storage cupboard and two bedrooms. The rear bedroom is a double bedroom, with fitted sliding mirrored wardrobes and views across fields. The front bedroom is a single and could be ideal as a home office. The bathroom is fully tiled with a bath, with shower over, sink and W.C.

To the outside is an enclosed south west facing rear garden, with patio and lawned areas, and a timber storage shed. A gate leads from the garden to the driveway which is adjacent to the property. To the front is a lawned area and a store room which houses the boiler.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

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





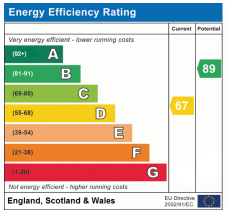
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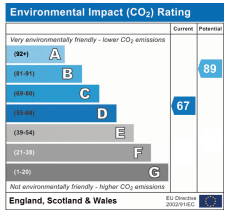
Approximate Area = 514 sq ft / 47.7 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Butler Ridge. REF: 1316821





Tenure Type: Freehold

Council Tax Band: B

Council Authority: Leeds City Council

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