



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band C (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.

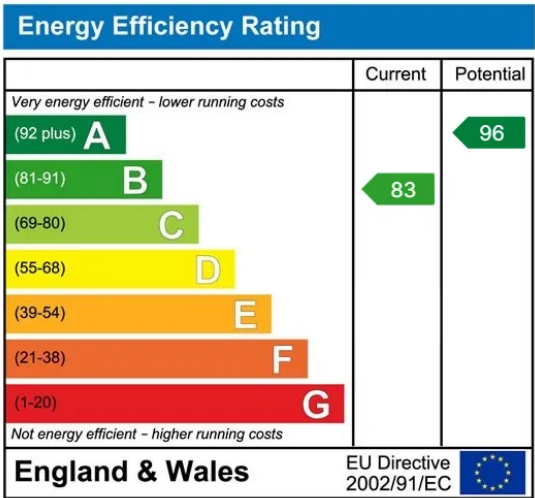
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2025



**Wetherby ~ 16 Bloom Drive, LS22 6AR**

A modern 2 bedroom end terraced house tastefully decorated throughout with landscaped private gardens and parking space. Occupying a pleasant cul de sac location on this popular development off Spofforth Hill.

- Lounge and dining kitchen
- Downstairs wc
- Stylish Bathroom
- Gas central heating and double glazed
- Parking to front, Delightful landscaped enclosed private gardens to rear.
- 100% ownership available.

**£290,000** PRICE REGION



**MISREPRESENTATION ACT**

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Property Description

Occupying a cul de sac position on this popular modern development off Spofforth Hill, this beautifully presented home offers excellent access to Wetherby, along with convenient transport links, including regular bus services to Leeds and Harrogate.

This attractive property boasts a modern dining kitchen and a spacious principal bedroom on the first floor, creating a stylish and comfortable living space with the benefit of gas central heating and double glazed windows.

Upon entering, you are welcomed by a bright and inviting hallway, providing access to the living room, w.c., and staircase leading to the first floor. The well-equipped kitchen features integrated appliances including an oven, gas hob and hood, complemented by quality wall and base units and sleek work surfaces. Double doors open to the enclosed rear garden, perfect for outdoor enjoyment.

Upstairs, the generous principal bedroom boasts fitted wardrobes and two rear-facing windows, while a second double bedroom enjoys a front-facing aspect. The stylish bathroom includes a shower over the bath, wash basin and wc and a useful linen cupboard adds extra practicality.

Externally, the enclosed rear garden offers an area of artificial lawn and patio area, ideal for alfresco dining during the warmer months, along with gated side access via a footpath. At the front, the property provides a block paved parking space for one vehicle, ensuring convenience.

The property is being sold with the benefit of 100% ownership. However, if a purchaser was interested in buying a 65% ownership with Leeds Federation Housing Association, a suitability application form would be required. Please ask the agent for further details if applicable.

