



Fourth Avenue, , Wetherby, LS22 6JW

- Semi- Detached
- Parking for 2 Cars
- Market Town
- Council Tax B
- 3 Bedrooms
- Garden
- EPC D

£1,000 Per Month



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DESCRIPTION

Hunters is proud to bring to market this well presented three bedroom semi detached property conveniently located within walking distance of Wetherby Town Centre and having good access to Leeds, Harrogate, York and the A1M.

The property comes unfurnished and in brief comprises of; an entrance porch which opens into a spacious lounge, a separate dining room and attractive kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and bathroom.

The Ground floor consists of a large lounge spanning from front to rear of property and includes a gas fire. The kitchen is a great use of space this includes a 1 and half stainless steel sink, gas 4 ring hob, electric oven, washer, dishwasher and Fridge Freezer.

The first floor has two good sized double bedrooms with built in storage, The bathroom consists of bath, basin, WC and shower.

Outside the property there is a driveway which provides off street parking for two vehicles. There are pleasant well maintained gardens to both the front and rear, the rear garden also has a decked area.

This property will not be on for long, so don't hesitate to call.

Rent: £1000.00 PCM

Deposit: £1153.84

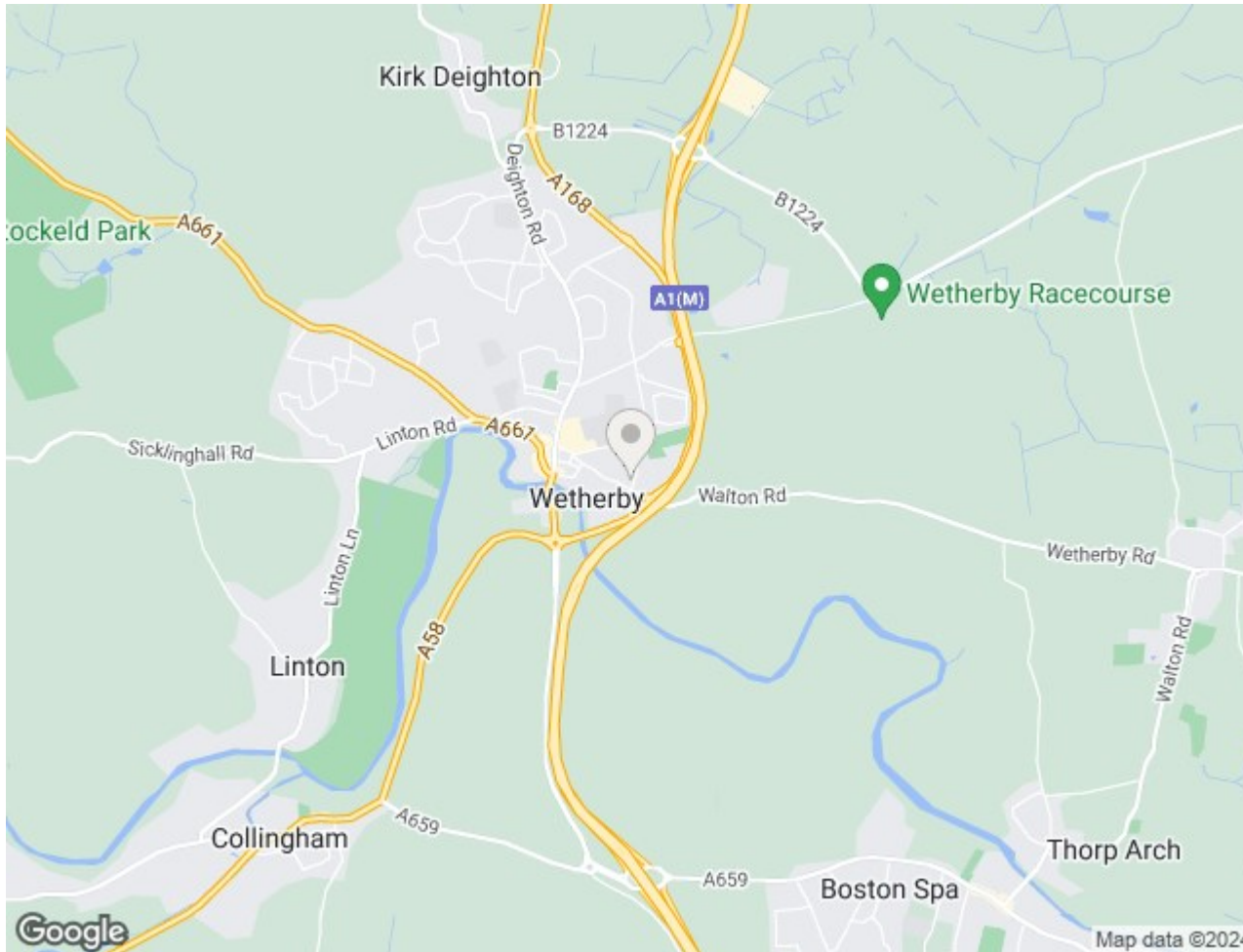
Long Term Let

Council Tax Band B

EPC Band D

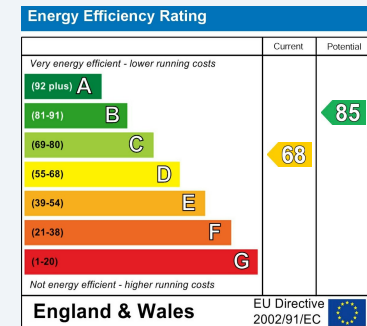






ENERGY PERFORMANCE CERTIFICATE

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



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.

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.

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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