



## Ainsty Garth, , Wetherby, LS22 7RB

- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- BEAUTIFULLY PRESENTED
- SUMMERHOUSE/ WORKSPACE
- EPC RATING C / COUNCIL TAX BAND B

**Offers Over £345,000**



# Ainsty Garth, , Wetherby, LS22 7RB - Offers Over £345,000

## DESCRIPTION

HUNTERS WETHERBY ARE PLEASED TO BRING TO THE MARKET THIS FANTASTIC EXAMPLE OF A FOUR BEDROOM SEMI DETACHED HOUSE IN A QUIET CUL DE SAC IN THE POPULAR MARKET TOWN OF WETHERBY.

On entrance into the spacious hall way with stairs leading to the first floor you immediately know that this is going to be an impressive home. The light , bright and spacious lounge/diner features French doors that lead into the rear garden plus a window which provides the room with lots of natural light. A gas fire with feature wood surround and marble effect insert and hearth complete the room.

The beautifully presented and well equipped breakfast kitchen is both modern and contemporary with neutral cream colouring it features a good range of wall and base units, work surfaces , sink unit with a modern mixer tap. Integrated appliances include an AEG induction hob with extractor fan, double oven and dishwasher. There is space for an " American" style fridge freezer, tumble dryer and plumbing for a washing machine.

A small rear inner hall allows access to the W/C and the third bedroom which is a double. room.

To the first floor there are two double bedrooms and a single room which is currently being used as an office. The house bathroom is modern with a " L Shaped " bath with rainfall shower over, low level W/C , wash basin and heated ladder style towel rail.

To the front of the property there is a blocked paved driveway to allow off street parking for multiple vehicles and a detached garage. The rear garden benefits from being SOUTH FACING and has a large patio area perfect for these upcoming summer evenings and raised lawned area. The added benefit to the garden is a summer house/ work space that has light and power and the current owner uses this as workspace so it really does offer a multitude of uses. The rear garden is also not overlooked to allow maximum privacy.

THIS IS A MUST VIEW PROPERTY AND ONE NOT TO BE MISSED!!



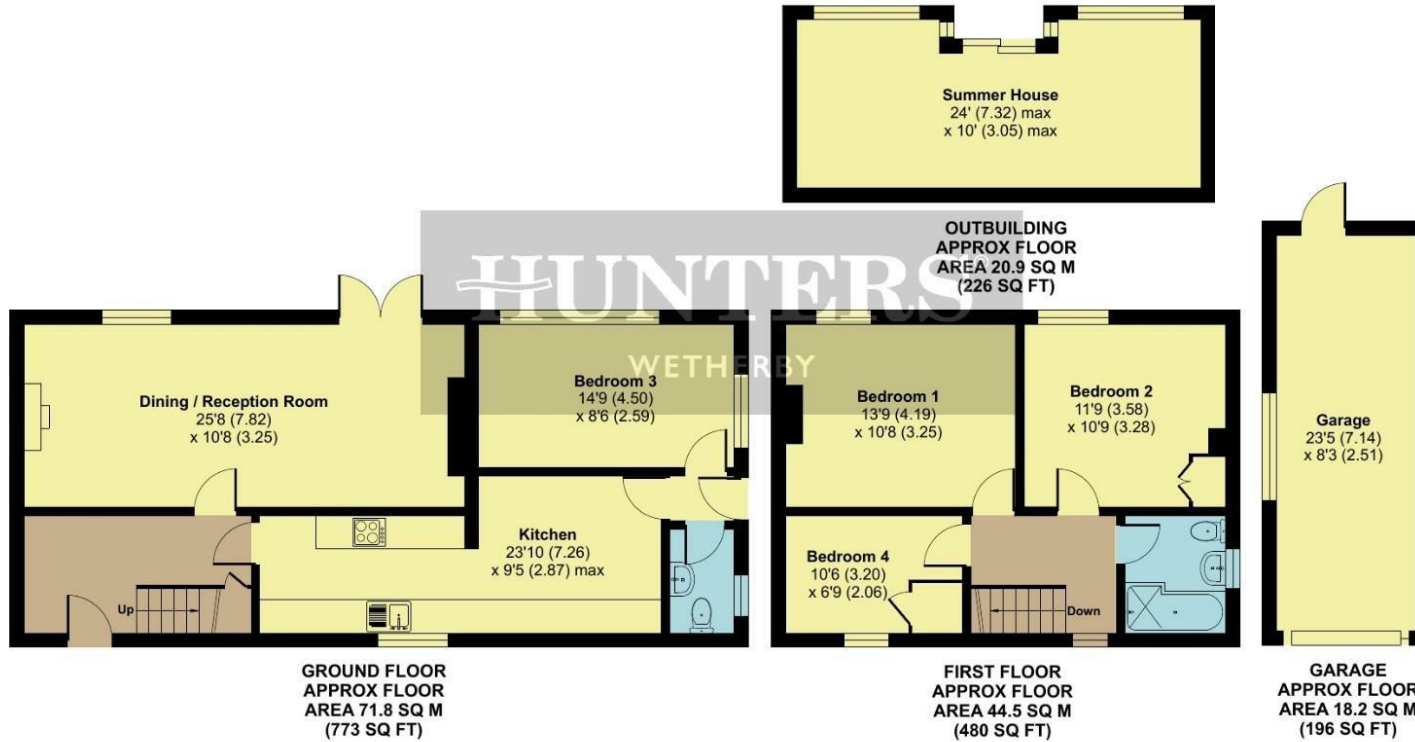




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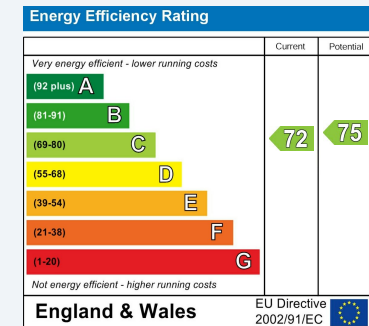
Approximate Area = 1253 sq ft / 116.4 sq m  
Garage = 196 sq ft / 18.2 sq m  
Outbuilding = 226 sq ft / 20.9 sq m  
Total = 1675 sq ft / 155.5 sq m

For identification only - Not to scale



## 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](mailto: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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1119581



5a Market Place Wetherby, LS22 6LQ  
Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

