



Nursery Garth, Wetherby

- THREE BEDROOM MID TERRACED HOUSE
- SET IN THE SOUGHT AFTER MARKET TOWN OF WETHERBY
- WELL PRESENTED GARDEN

- OFFERED WITH NO ONWARD CHAIN
- CONSERVATORY
- EPC RATING D / COUNCIL TAX BAND B

Offers Over £215,000

Tenure: Freehold

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Nursery Garth, Wetherby

DESCRIPTION

A well presented three bedroom mid-terrace house, situated in a convenient location close to the centre of Wetherby.

Set in the market town of Wetherby, this property is ideal for all types of buyers, located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

This property is offered with no onward chain and comprises of a large lounge with a feature fireplace, the large window to the front and sliding doors to the conservatory allow for ample natural light.

The property offers a well sized kitchen/dining room that has a range of wall and base units with integrated electric oven and gas hob with space for a washing machine.

Finishing the downstairs space is the bright conservatory with French doors to the rear of the property.

To the first floor of the property are the three good sized bedrooms, two of which benefit from built in storage and the house bathroom. The house bathroom briefly comprises of walk in shower unit, sink basin and W/C.

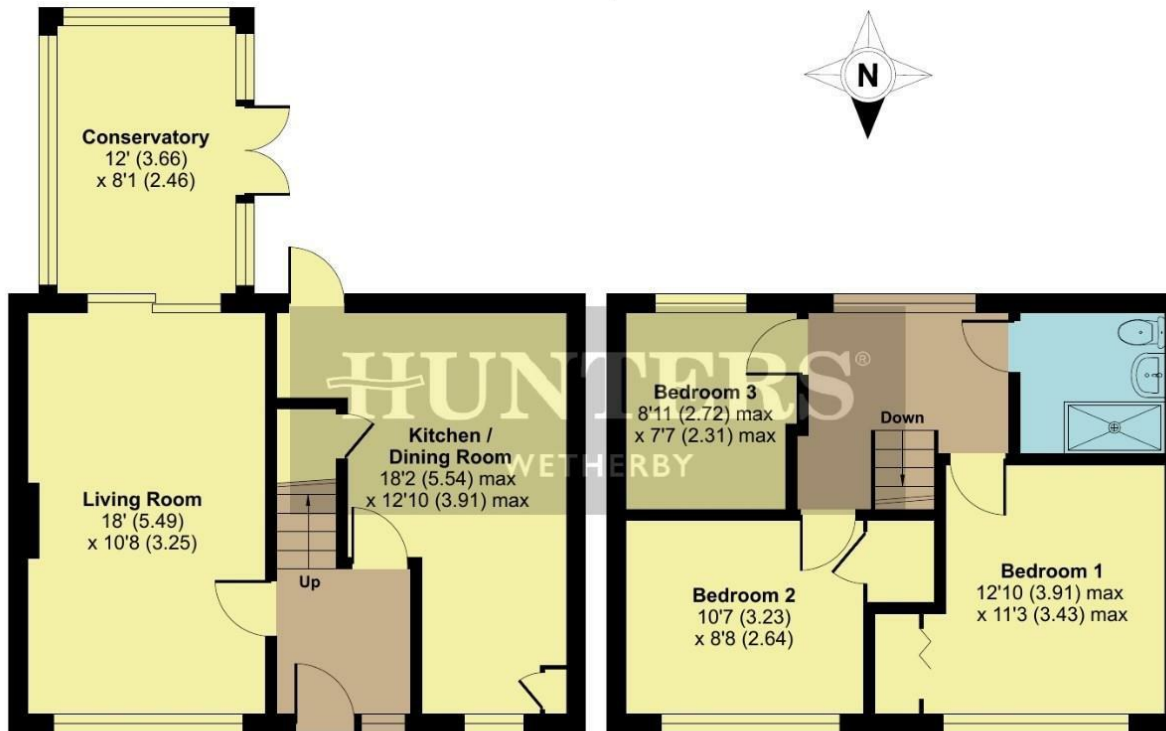
To the front of the property is a well presented laid to lawn space with paved pathway. The rear of the property offers a paved area that is part laid to lawn and also benefits from a shed perfect for storage.



Nursery Garth, Wetherby, LS22

Approximate Area = 973 sq ft / 90.3 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 538 SQ M
(49.9 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 435 SQ M
(40.4 SQ FT)

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1147608

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		64	
		78	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

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