



Grasmere Drive, Wetherby

- GROUND FLOOR FLAT
- PATIO DOORS
- HIGHLY SOUGHT AFTER LOCATION
- EPC RATING D
- COUNCIL TAX BAND C
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- AVAILABLE 3RD AUGUST
- DRIVEWAY

£875 Per Month

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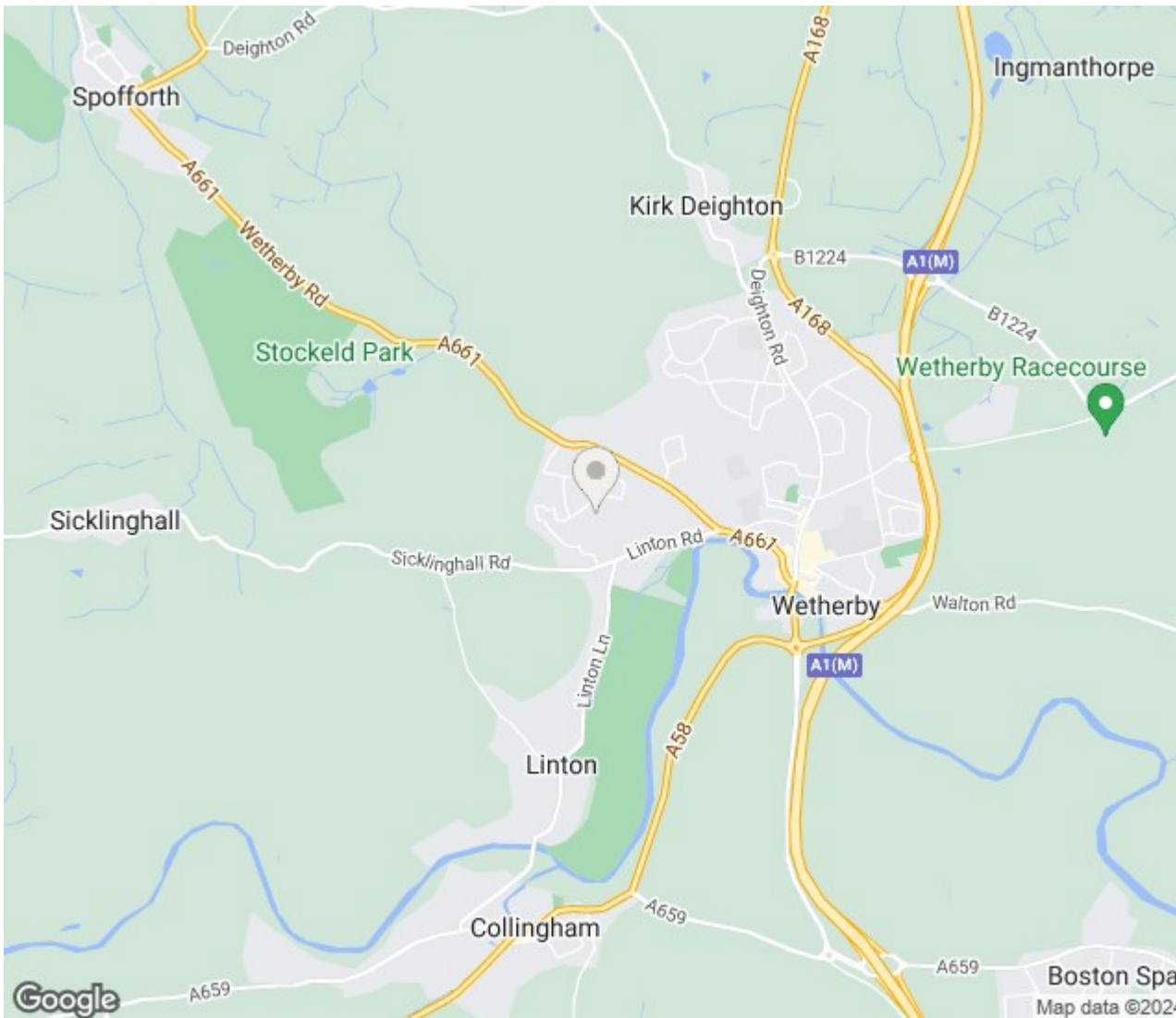
DESCRIPTION

This modern two bedroom ground floor flat is located in a highly sought after location in Wetherby on a quiet cul-de-sac. Excellent links to Harrogate and the A1. Public footpaths for walks leading to Linton, the heart of Wetherby and the Ings.

The property briefly comprises; Spacious entrance hall with two separate storage cupboards providing shelving and coat hooks, modern style fully fitted kitchen with oven and black ceramic electric hob, light and airy lounge with large window, house bathroom with luxury walk in shower and ample built in cupboard space, master bedroom with fitted wardrobes, second bedroom has patio doors leading out to the private garden. Large storage shed and driveway for parking. The property is finished to a high standard, and has laminate floor throughout.



Council Tax: C



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	72
England & Wales	EU Directive 2002/91/EC		England & Wales

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

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

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