



York Place, , Wetherby, LS22 6NZ

- A stunning substantial Victorian mid townhouse
- Offering spacious ground and first floor accommodation
- Walking distance to excellent amenities
- Two reception rooms
- Rear garden and garage
- EPC RATING - C/ COUNCIL TAX BAND - D

Offers Over £395,000



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DESCRIPTION

A rare opportunity to acquire a substantial Victorian mid terrace town house situated on York Place which is an excellent example of a true town house ideal for those people requiring a full complement of every day amenities within level walking distance with the advantage of a garage and garden and offers spacious three bedroom accommodation.

A substantial Victorian mid terrace town house occupying a favourable position. On entering this stunning home you are greeted by an open and airy hallway leading to the staircase to the first floor with doors leading to reception room and separate dining room. Entering the main reception room you are greeted by a large bay window to the front elevation with sash windows allowing natural light to fill the room. The central feature is a chimney breast with fire surround, marble insert and hearth electric fire.

Beautiful period features include tall ceilings, high skirting boards and cornice coverings which really do give the rooms in this property character.

The dining room has a feature fire place and window to rear elevation, door through to the kitchen/breakfast room which has a range of wall and base units also featuring a charming exposed brick fireplace which has dual gas and electric cooker points The kitchen also benefits from a utility a room.

The lower ground floor basement which is used as storage by the current owner, in our opinion this could easily be perfect for an office, playroom or even another reception *subject to the necessary planning permission*

To the first floor of the property are three good sized bedrooms and house bathroom and separate shower room. The master bedroom is spacious and elegant, with large window allowing for natural light. Bedroom two and three are situated to the front elevation. Finishing off the first floor is a house bathroom this consists of half tiled walls pedestal wash hand basin and low level W.C. and roll top bath. The separate shower room has a walk in shower cubicle and low level W.C and vanity unit.

To the rear of the property is a haven for relaxation with a stone patio area ideal for summer evenings. There is a matured lawned area and mature planted borders. There is outbuildings consisting of outside W.C, storage and garage. This is a opportunity not to be missed!

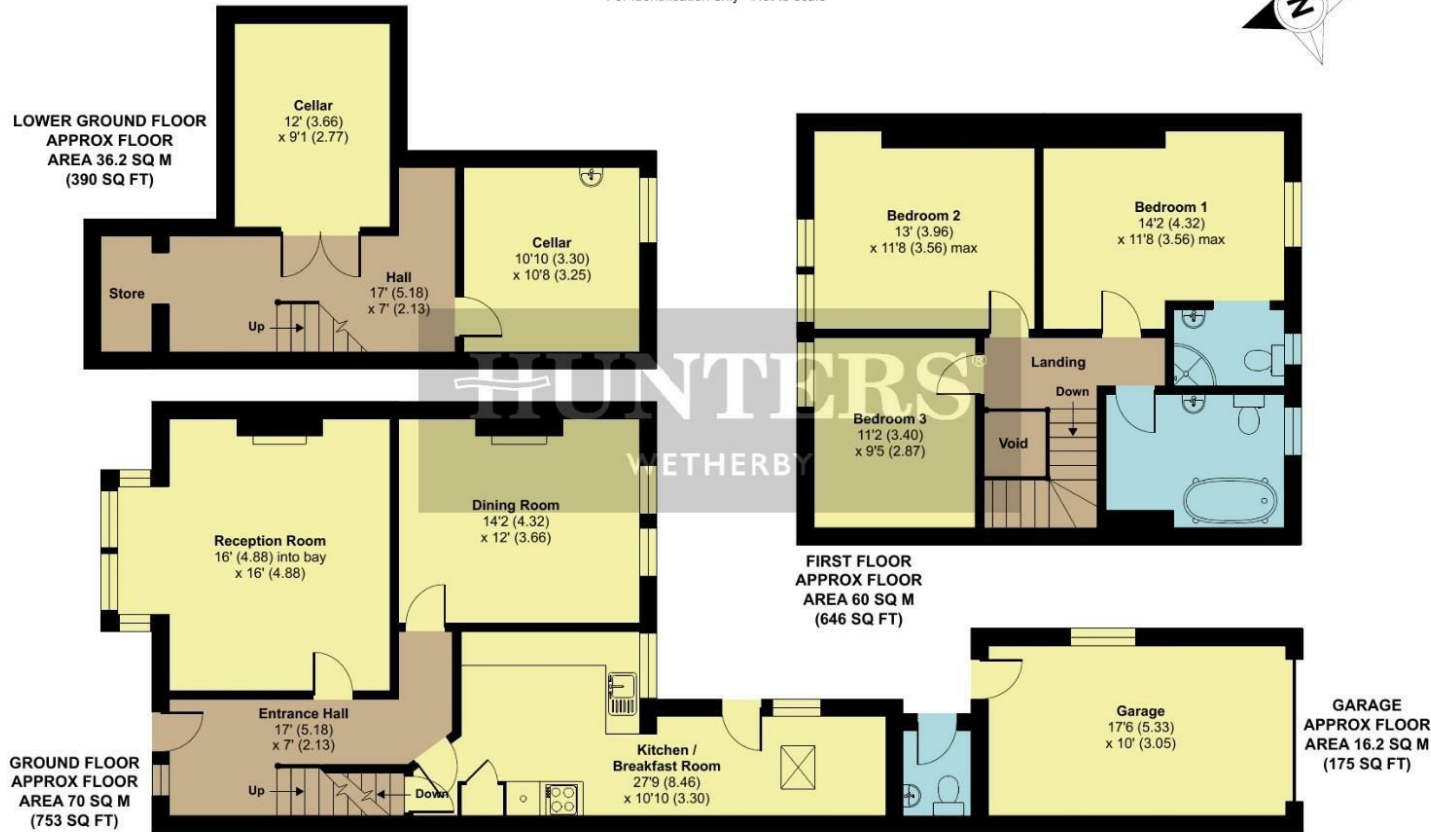




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Approximate Area = 1964 sq ft / 182.4 sq m (includes garage and excludes wc)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1167689

Viewings

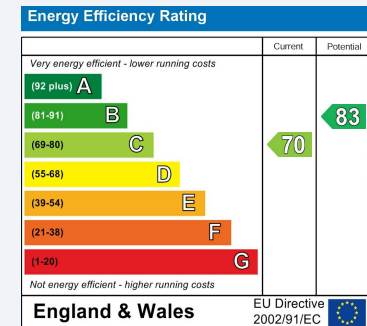
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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

