



Netherdale Court, Wetherby

- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINER
- OFFERED WITH NO ONWARD CHAIN

- DRIVE AND SPACIOUS GARDEN
- INTEGRAL GARAGE
- EPC RATING D / COUNCIL TAX BAND C

Offers Over £240,000

Tenure: Freehold

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Netherdale Court, Wetherby

DESCRIPTION

***** OFFERED WITH NO ONWARD CHAIN*****

Set in the desirable market town of Wetherby is this three bedroom semi detached home which is perfect for all types of buyers.

Although the home is in need of cosmetically updating a viewing is a must to fully appreciate the potential that lies in the property!

As you enter the property through the storm porch you enter into well proportioned lounge/diner with the focal point being a feature gas fireplace, the space is lit up by the front window and French doors to the rear leading to the garden space.

The kitchen finishes the downstairs space, there is a range of wall and base units, with space for a large fridge/freezer, washing machine and dishwasher. Integrated appliances consist of a gas hob, electric oven and extractor fan with tiled splash backs its easy to keep clean.

Making your way up the stairs leading to the landing you will find 2 double bedrooms one of which has a built in wardrobe and a single bedroom.

Finishing the upstairs space is the three piece suite family bathroom, with a shower over bath, sink basin and W/C.

To the front there is a drive way and also an integral garage.

To the rear is a spacious back garden, with both decking and grassed areas which is perfect for outdoor entertainment and relaxation.

Wetherby is a West Yorkshire market town 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 and M1 link south of Aberford.



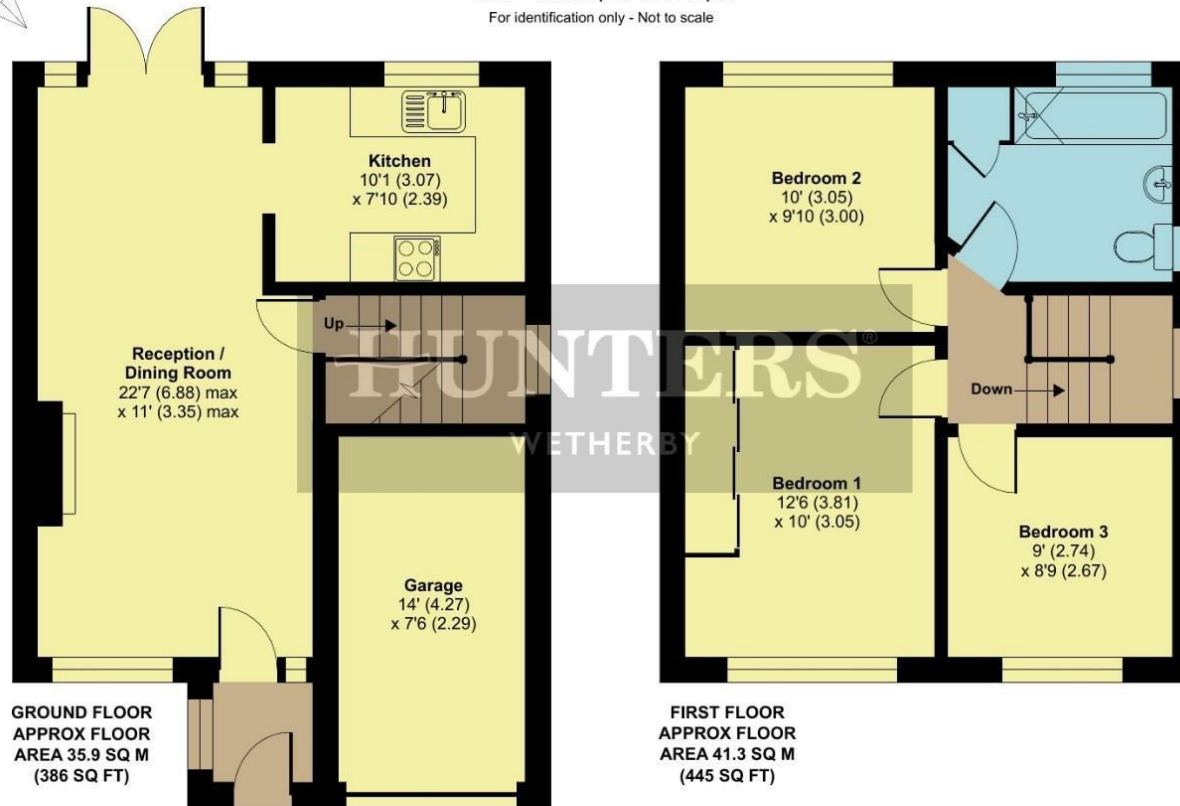
Netherdale Court, LS22

Approximate Area = 831 sq ft / 77.2 sq m

Garage = 104 sq ft / 9.7 sq m

Total = 935 sq ft / 86.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters Property Group. REF: 1076527

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: 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	Current	Potential	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		
62		86			
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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