



## Linden Way, , Wetherby, LS22 7QU

- THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY AND GARAGE
- OFFERED WITH NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- ENCLOSED REAR GARDEN
- EPC RATING C / COUNCIL TAX BAND C

**Asking Price £275,000**





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Hunters Wetherby are pleased to present to the market this three bedroom semi detached house in the popular market town of Wetherby. Offered with NO ONWARD CHAIN this is a fantastic prospect for someone with a creative mind.

The property is the ideal purchase for those whom are looking to put your own stamp on things and improve the property making it more modern and could be extended ( subject to planning ).

The property comprises in brief a large open plan living/dining space which currently has a stone feature fireplace housing a living flame gas fire. A kitchen which is well equipped and functional with a range of wall and base units, electric oven and gas hob, plumbing for a washing machine and under counter fridge.

To the first floor there are three bedrooms and a wet room which was altered to accommodate the previous sellers requirements and needs.

To the outside is a low maintenance front garden which is pebbled and has a block paved driveway leading to a single garage. The rear garden is fully enclosed and has a raised patio area and is mainly laid to lawn.

The property is located in a popular area of the town just off Deighton Road and within level walking distance of excellent town centre amenities and schools for all age groups. Wetherby is well placed for easy access to the A1 and M1 motorways for swift travel both north and south. The immediate area offers many countryside walks and a regular bus service to Leeds and Harrogate.

Wetherby is a picturesque town on the River Wharfe, with a market charter dating back to 1240 when Henry III granted the Knights Templar a charter for a weekly market. The market is still held today, every Thursday, centred on the Town Hall.

## DESCRIPTION

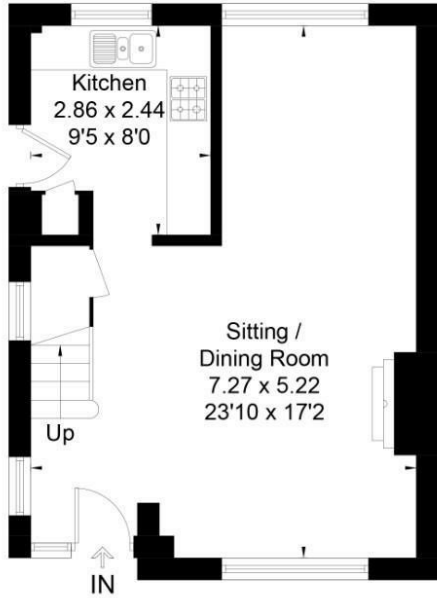




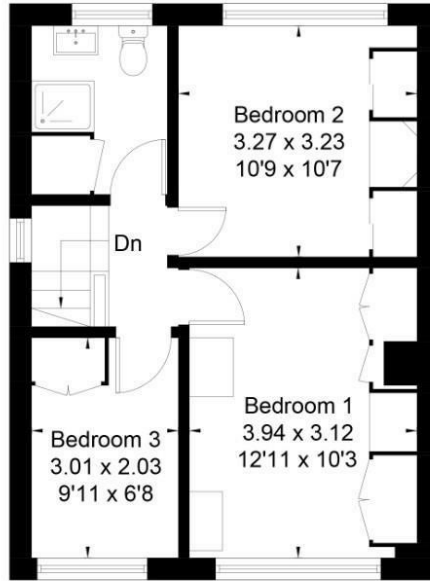




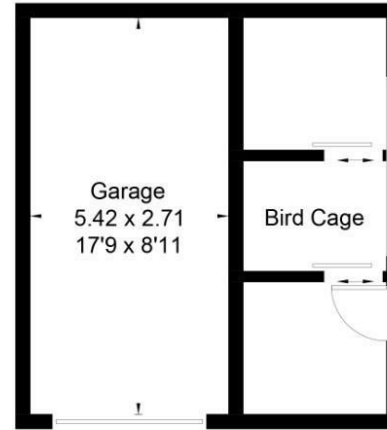
Approximate Floor Area = 75.9 sq m / 817 sq ft  
 Outbuildings = 25.1 sq m / 270 sq ft  
 Total = 101 sq m / 1087 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80211

### Viewings

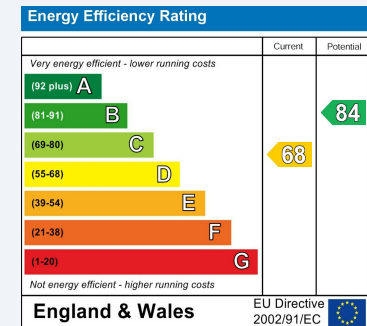
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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