



Caxton Street, Wetherby, LS22 6RU

- THREE STOREY TERRACE HOUSE
- FULLY FITTED KITCHEN
- SPACIOUS MASTER BEDROOM
- CENTRAL WETHERBY
- ON STREET PERMIT PARKING
- EPC RATING D / COUNCIL TAX BAND B

Offers Over £260,000



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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom mid terrace house in the sought after location of Wetherby!

Upon entering, you are greeted by a small entrance hallway that leads into a spacious lounge, featuring a decorative fireplace that adds a touch of elegance to the room. The large windows allow natural light to flood in, creating a warm and inviting atmosphere, ideal for both relaxation and entertaining.

As you move through the home, you will find a well-equipped kitchen that boasts a range of modern wall and base units. This space is designed for practicality and ease, featuring integral appliances such as a fridge freezer, electric oven, and hob, making it a joy for any home cook.

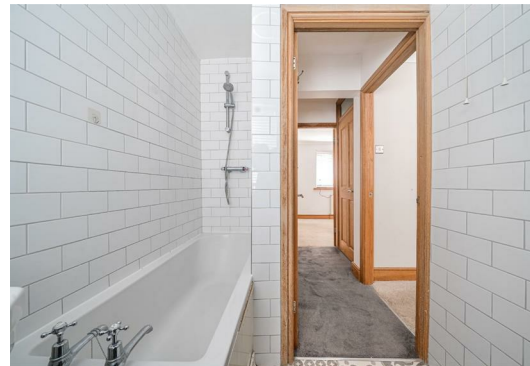
The first floor features two of the three bedrooms, with the second bedroom boasting built-in wardrobes, ensuring ample storage space while maintaining a tidy appearance. This room is generously sized, making it suitable for various needs, whether as a restful sanctuary or a vibrant children's room.

The house bathroom is thoughtfully designed, featuring a shower over the bath, wash hand basin, and a low-level W/C.

To the second floor is the first bedroom, which is a generous size, providing ample space for both wardrobes and a bed, ensuring a restful retreat. The elegant glass and solid oak staircase adds a touch of sophistication, enhancing the overall aesthetic of the home.

To the rear, is the small pebbled courtyard which is enclosed by fence boundaries, providing a private outdoor space for enjoying the fresh air or hosting small gatherings.

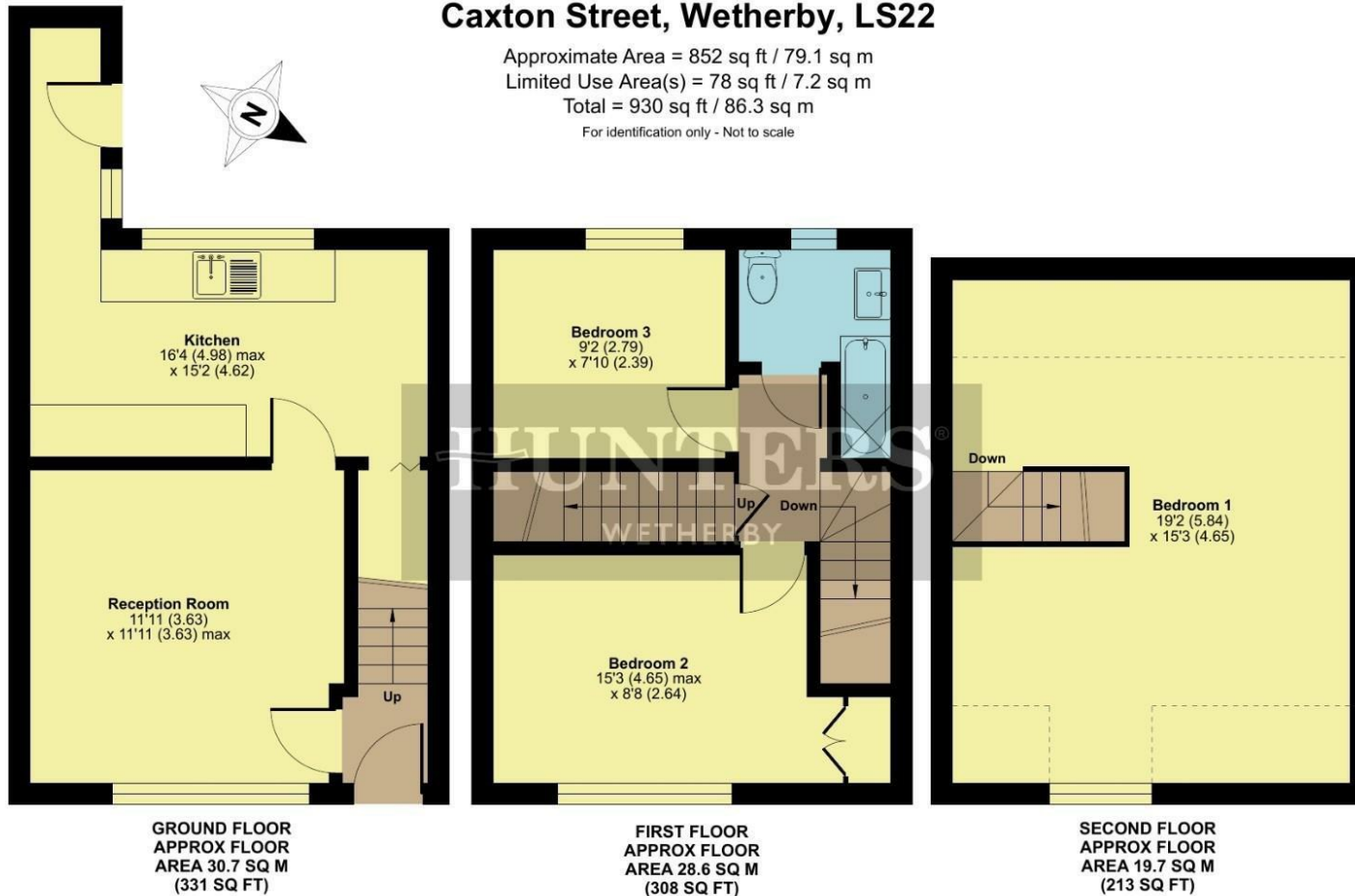
Located in a desirable area, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to create a lovely home in a sought-after location. Don't miss the chance to view this charming terraced house and envision the possibilities it holds for you and your family.





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Approximate Area = 852 sq ft / 79.1 sq m
 Limited Use Area(s) = 78 sq ft / 7.2 sq m
 Total = 930 sq ft / 86.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1229668

Viewings

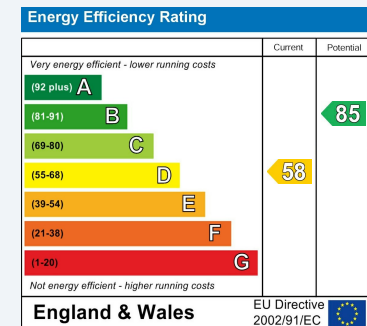
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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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