



Ainsty Drive, Wetherby, LS22 7QW

- 2 BEDROOM SEMI DETACHED HOUSE
- DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING PERMISSION
- GOOD SIZE PLOT
- SOUGHT AFTER LOCATION OF WETHERBY
- WELL PROPORTIONED BEDROOMS
- EPC RATING - E / COUNCIL TAX BAND - B

Offers Over £285,000



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DESCRIPTION

Nestled on Ainsty Drive in the charming town of Wetherby, this two-bedroom semi-detached house is a rare find, particularly due to its unique corner plot location. Hunters Wetherby are delighted to showcase this property, which offers a wonderful opportunity for both first-time buyers and those looking to invest in a home with great potential.

The lounge features a traditional coal fire, providing a warm and cosy atmosphere during the colder months. The vendors have informed us that this feature is fully operational, allowing you to enjoy the charm of a real fire. This room is located to the front of the property and over looks the generous plot size.

The kitchen, whilst functional and workable is a blank canvas perfect for those looking to put their own stamp on a property.

Following through the property is two additional reception rooms. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next. The presence of a second downstairs toilet adds to the practicality of the home, making it ideal for busy households.

A benefit of this property is the internal access to the garage, offering both security and ease of use. The garage space can be utilised for storage or as a workshop, catering to various needs. Moreover, the property holds significant potential for future development. With scope to extend subject to planning permission, you can truly make this house your own and tailor it to your specific requirements.

As you ascend to the first floor, you will discover the two well-proportioned bedrooms. The house bathroom is conveniently located nearby.

One of the standout features of this home is its generous plot size, providing ample outdoor space for relaxation and recreation. The front garden boasts a lovely lawn area adorned with flower borders, creating a welcoming atmosphere. Additionally, there is plenty of room for off-street parking, ensuring convenience for residents and guests alike. At the rear of the property, you will find a paved area.







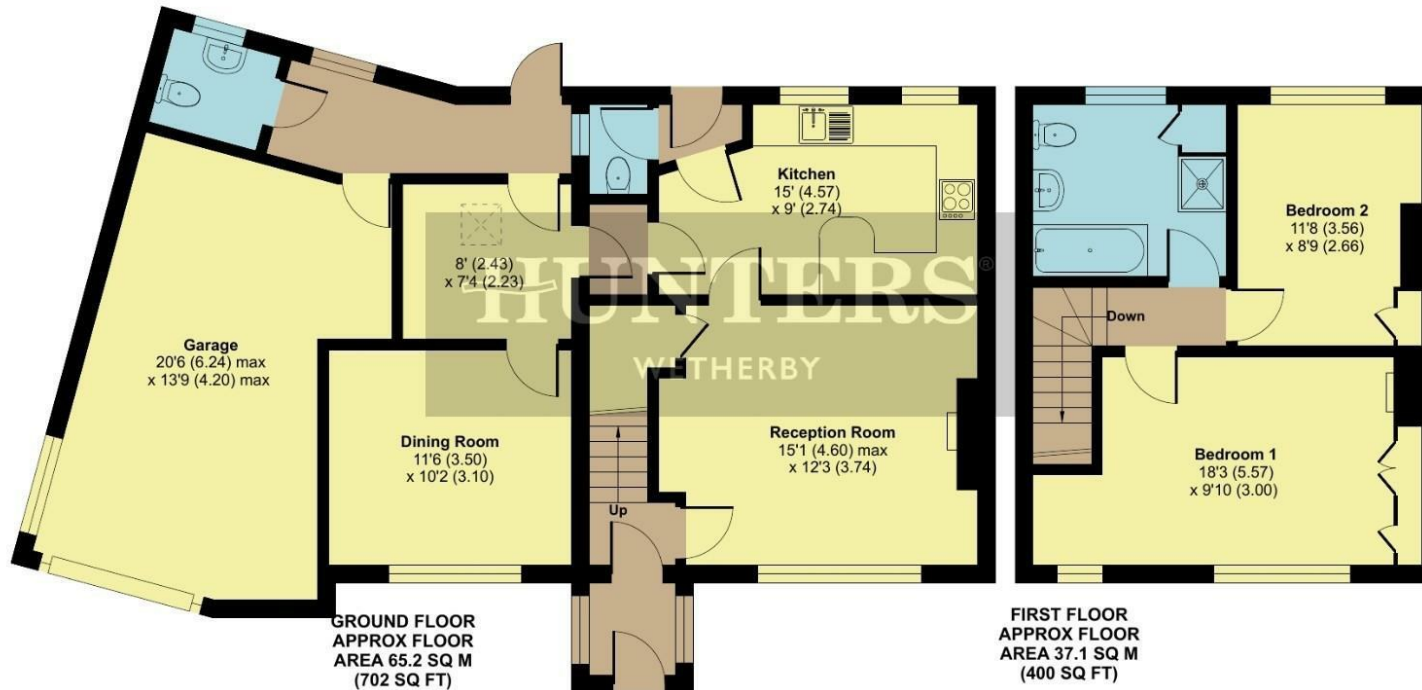
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Approximate Area = 1102 sq ft / 102.3 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1354 sq ft / 125.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1247823

Viewings

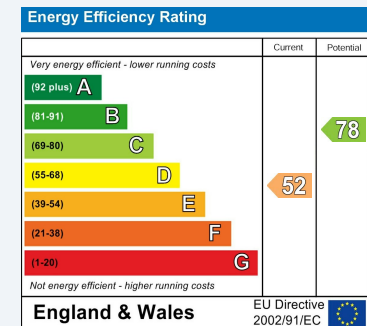
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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