



## Audby Court,

- 2 BEDROOM MID TERRACE HOUSE
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS

- LOVELY GARDEN
- CLOSE TO AMENITIES
- EPC RATING - D / COUNCIL TAX BAND - C

**Offers Over £200,000**

**Tenure: Leasehold**

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# Audby Court,

## DESCRIPTION

Nestled in the charming town of Wetherby, West Yorkshire, this delightful two-bedroom mid-terrace house at Audby Court offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those looking to downsize.

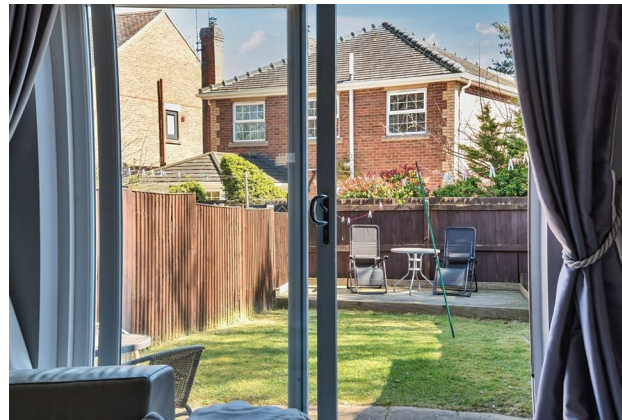
The kitchen is thoughtfully designed, featuring a range of modern wall and base units, complemented by an integral oven and hob, making it a delightful space for culinary enthusiasts.

The lounge, located at the rear of the house, features sliding doors that open directly onto a lovely garden, creating a seamless connection between indoor and outdoor living and allows for natural light to flood the room.

The first floor features two generously sized bedrooms, with the master bedroom boasting a handy storage cupboard, ensuring that your living space remains tidy and organised.

The house bathroom completes the first floor with a shower over the bath, low-level W/C, and wash hand basin.

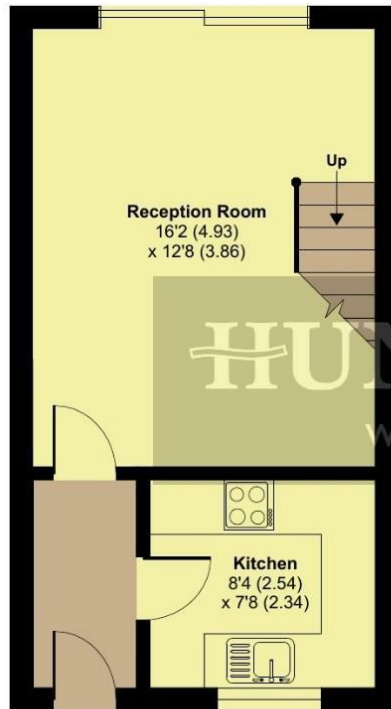
Externally, the house boasts a driveway that accommodates off-street parking. The rear garden is predominantly laid to lawn, providing a serene outdoor space for children to play or for hosting summer gatherings. The patio area and decking offer the perfect spots for al fresco dining or simply enjoying the fresh air.



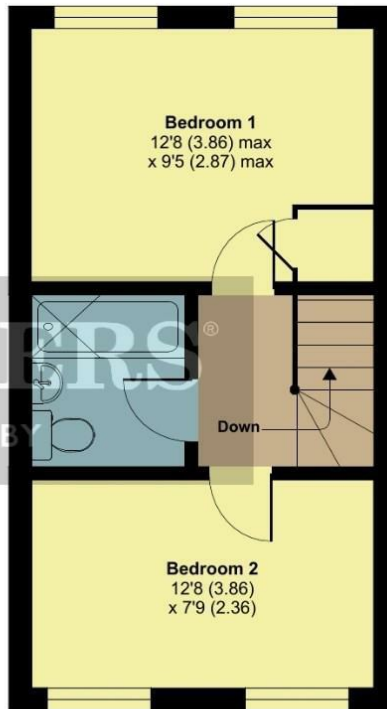
## Audby Court, Wetherby, LS22

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 28.6 SQ M  
(308 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 28.6 SQ M  
(308 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1272871

### Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,

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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|---------|---|-----------|
| Very energy efficient - lower running costs | Current | Current   | Potential |
| (92 plus) <b>A</b>                          |         | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |         | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |         | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |         | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |         | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |         | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |         | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | England & Wales   |           |
| EU Directive 2002/91/EC                     |         | 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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