



Netherdale Court, Wetherby

- ONE BEDROOM FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- CLOSE TO LOCAL AMENITIES

- OFFERED WITH NO ONWARD CHAIN
- ONE ALLOCATED PARKING SPACE
- EPC RATING - D / COUNCIL TAX BAND - A

Asking Price £135,000

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Netherdale Court, Wetherby

DESCRIPTION

Hunters Wetherby are proud to present this one bedroom first floor apartment to the market in the sought after location of Wetherby!

The property comprises of lounge, kitchen, bedroom and house bathroom.

On entering the property you are greeted by the staircase leading to the first floor which benefits from a built in storage cupboard.

The lounge boasts a large window, allowing an abundance of natural light to fill the space. This bright and airy lounge is perfect for relaxation and it also includes a built-in storage cupboards.

The modern kitchen is fitted with a range of wall and base units. It comes complete with integral appliances, including an oven, hob, and extractor fan, making it a joy for those who love to cook. The layout is both practical and stylish, providing ample storage and workspace.

The bedroom is a good double. The contemporary house bathroom comprises of large walk in shower cubicle, low level w/c, heated towel rail and vanity unit.

Externally, the property benefits from a garden to the rear which is laid to lawn, perfect for these upcoming summer months. To the side of the property is one allocated parking space.

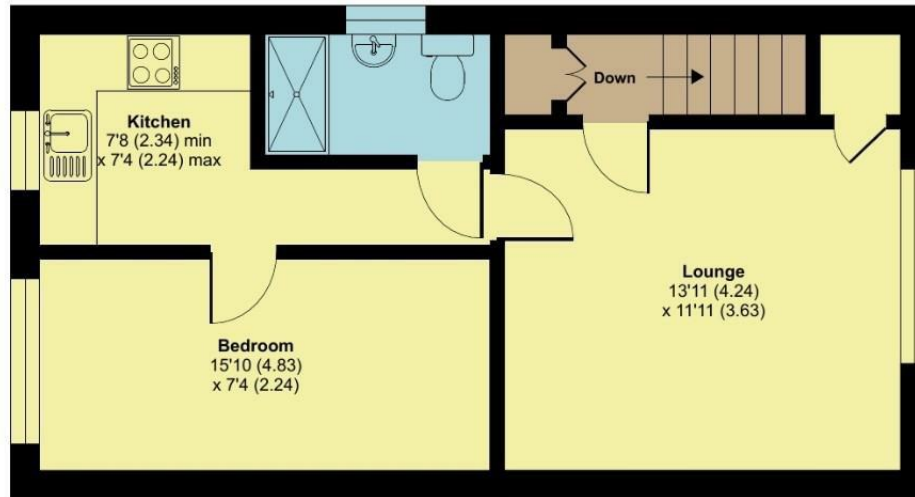


Netherdale Court, Wetherby, LS22

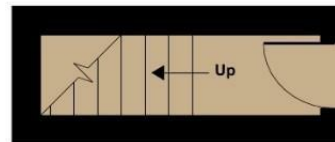
Approximate Area = 483 sq ft / 44.9 sq m

For identification only - Not to scale

Council Tax: A



**FIRST FLOOR
APPROX FLOOR
AREA 42.9 SQ M
(462 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 2 SQ M
(21 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1283433

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>



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 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
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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