



Sandringham Road, Wetherby

- TWO BEDROOM VICTORIAN MID TERRACE
- CHARACTERISTIC PROPERTY
- GORGEOUS OPEN PLAN KITCHEN DINER

- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - C / EPC RATING - TBC

Offers Over £385,000



Sandringham Road, Wetherby

DESCRIPTION

WOW, this two bedroom Victorian mid terrace is not one to be missed! The property has been renovated to a high standard with every room feeling like a luxury yet cosy space. Throughout this whole property the décor has been tastefully selected to keep with the tradition of the home with a period look from color choice to the high end finish, it is certainly one to impress.

On entering the property, you are greeted by the stunning living room which features a log burning stove. The room features modern paneled walls that create a sophisticated look, complemented by elegant alcoves that add a touch of character. The bespoke fitted cupboards and shelving space provide both functionality and style, making it an ideal setting for relaxation. The flooring is wood effect vinyl and runs through the kitchen also.

This property boasts a kitchen that truly impresses. Designed with modern living in mind, the open plan kitchen diner features a stylish array of contemporary wall and base units with quartz worktops, providing ample storage and a sleek aesthetic. Integral appliances include an oven, hob, extractor fan, dishwasher, and fridge freezer. The island provides extra seating to the dining space. Bifold doors open up onto the rear garden creating the feeling of indoor outdoor living, perfect for entertaining friends and family.

Completing the ground floor is the downstairs w/c which benefits from a large storage cupboard.

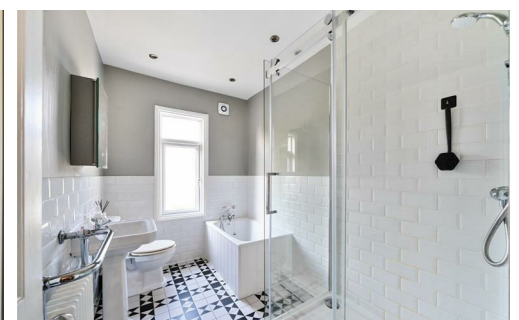
To the first floor of the property are two spacious bedrooms with large windows allowing for ample natural light to flood the room.

The modern house bathroom completes the first floor consisting of large walk in shower, small bath, low level w/c and wash hand basin.

The cellar is an added benefit, perfect for storage.

Externally, to the front of the property is a small pebbled courtyard with a paved pathway to the front door. On-street permit parking is available. The rear garden features a lovely lawned area, perfect for children to play or for you to relax in the sun. Additionally, there are raised planted beds that add a touch of greenery and vibrancy. The patio area invites you to envision summer barbeques and evenings with friends and family.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.





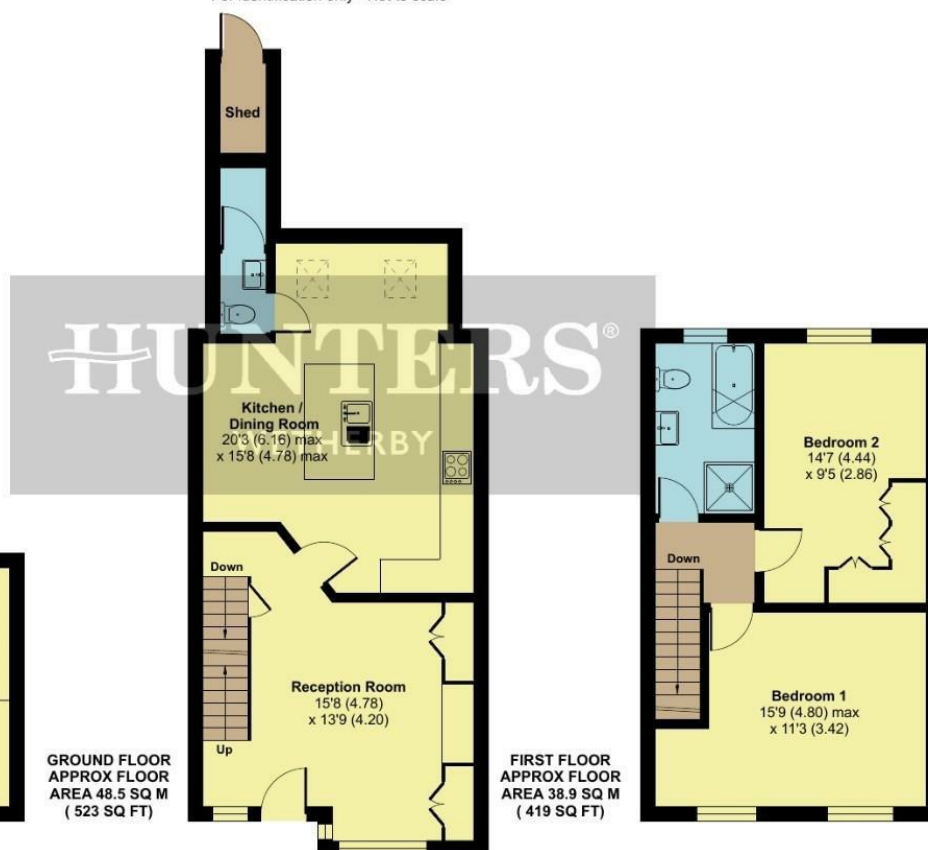
Sandringham Road, Wetherby, LS22

Approximate Area = 1141 sq ft / 106 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1155 sq ft / 107.3 sq m

For identification only - Not to scale



**BASEMENT
APPROX FLOOR
AREA 18.4 SQ M
(199 SQ FT)**

**GROUND FLOOR
APPROX FLOOR
AREA 48.5 SQ M
(523 SQ FT)**

**FIRST FLOOR
APPROX FLOOR
AREA 38.9 SQ M
(419 SQ FT)**



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: 1288174

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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