



St. James Street, Wetherby, LS22 6RS

- 3 BEDROOM END OF TERRACE HOUSE
- GOOD SIZE GARDEN
- STUNNING KITCHEN
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- EPC RATING - D / EPC RATING - C

Asking Price £315,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this immaculate three bedroom end of terrace house in the sought after location of Wetherby.

On entering the property you are greeted by a lovely well lit lounge which has being decorated beautifully with a huge focal point being the beautiful electrical fire.

The beautiful modern kitchen is designed with both style and functionality in mind. It features a range of wall and base units, providing ample storage space. Equipped with high-quality integrated appliances, including an oven, hob, fridge-freezer, and dishwasher, it ensures convenience and efficiency. The kitchen is further enhanced by a sleek sink unit, complete with a striking gold-look tap that adds a touch of elegance to the space.

Following through the kitchen is a small utility room with space for a washing machine and leads into the downstairs w/c.

The property also benefits from a cellar with added storage.

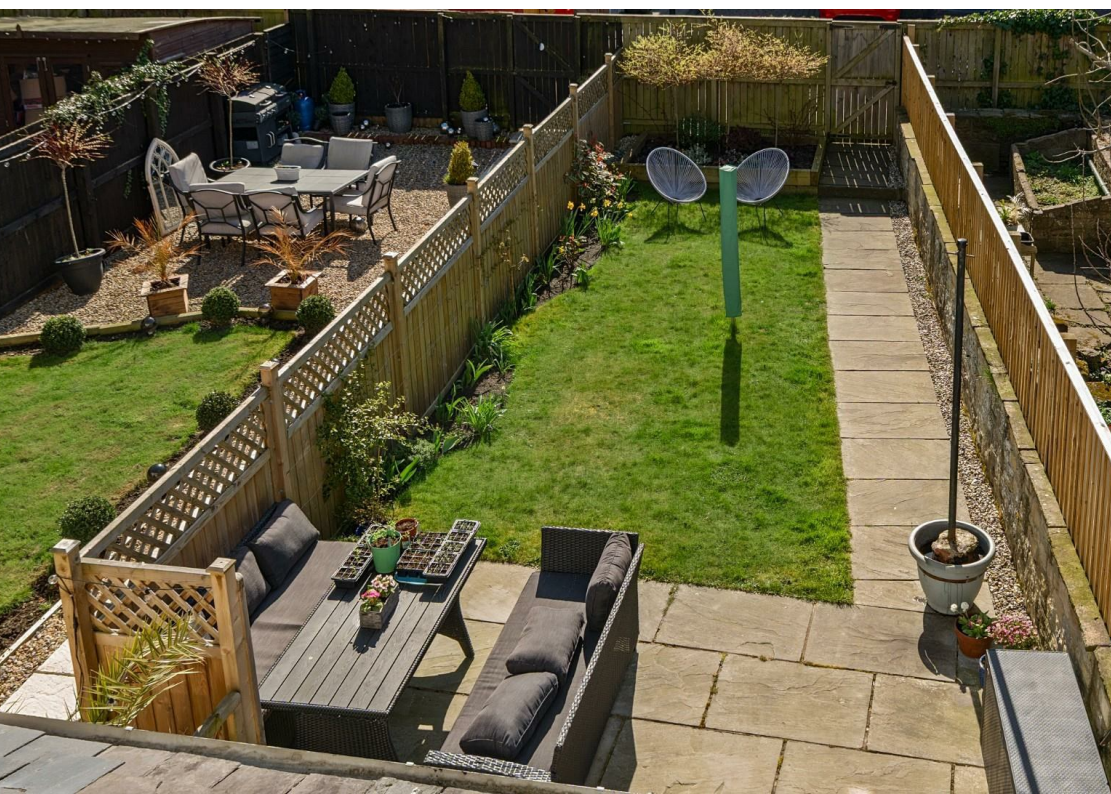
To the first floor of the property are three bedrooms and house bathroom. Bedrooms one and two are both doubles whilst the third bedroom serves as a good single or office room.

Finishing the first floor is the modern house bathroom which consists of fully tiled walls, rainfall shower over bath, low level w/c, wash hand basin and heated towel rail.

Externally, to the rear of the property is a beautifully landscaped garden which is mainly laid to lawn with flower borders. There is a patio area, perfect for outdoor seating with family and friends, just imagine a barbecue on a lovely summers day. There is a side gate which provides access without having to go through the property.

Agents note: The vendor has made us aware a new roof was replaced in September 2024 and that there is a permit parking space.





For identification only - Not to scale



**Certified
Property
Measurer**

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: 1263505

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		67	8
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

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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