



Aire Road, Wetherby, West Yorkshire, LS22 7UE

- STUNNING THREE BEDROOM SEMI-DETACHED HOME
- HIGH STANDARD KITCHEN DINER
- DETACHED GARAGE AND HOME OFFICE
- LOCATED IN THE SOUGHT AFTER AREA OF WETHERBY
- MANICURED REAR GARDEN AND PATIO
- EPC RATING- C / COUNCIL TAX BAND- C

Asking Price £315,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this stunning, high standard, three bedroom, semi-detached home in the heart of Wetherby.

Upon entering the breath-taking property, you are met with a hallway providing access to the lounge and kitchen diner.

The well presented lounge is fitted with a front aspect window which fills the space with natural light creating a bright airy atmosphere from the beginning. Along side this, the lounge is fitted with a contemporary, electric, real-flame fire and wooden wall panelling which blends comfort with a touch of modern style.

Graduating through the hallway, you are directed to the high specification kitchen diner which comprises of a range of shaker style wall and base units, wood worksurfaces, single electric cooker, induction hob and integrated dishwasher. This space is also fitted with an island with quartz work surface that supports an integral fridge freezer. The Kitchen diner is perfectly suited for hosting, whether that be with family or friends. The kitchen diner also benefits from French doors leading to the rear garden.

The well manicured rear garden is part laid to lawn and part patio making it an ideal set up for summer barbeques. As well as this it is nicely secured with fence boundaries and also provides access to the detached garage and home office.

Ascending to the first floor, you are initially met with the beautifully presented, tiled, house bathroom. The bathroom features a vanity unit which holds the low level W/C and wash hand basin - this unit and the unit adjacent to the door provide ample storage. The space also features a built in panelled bath with rainfall shower over and hand held shower attachment.

The primary bedroom of this home is graciously sized and pairs nicely with the other two well sized bedrooms . All of these rooms are filled with light which continues that bright airy atmosphere throughout the property.

Externally, the property features from a generously sized tarmac drive which provides private off street parking and access to the garage. Along side this is the fenced, laid to lawn front garden with white pebble boarder adjacent to the house.

Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.





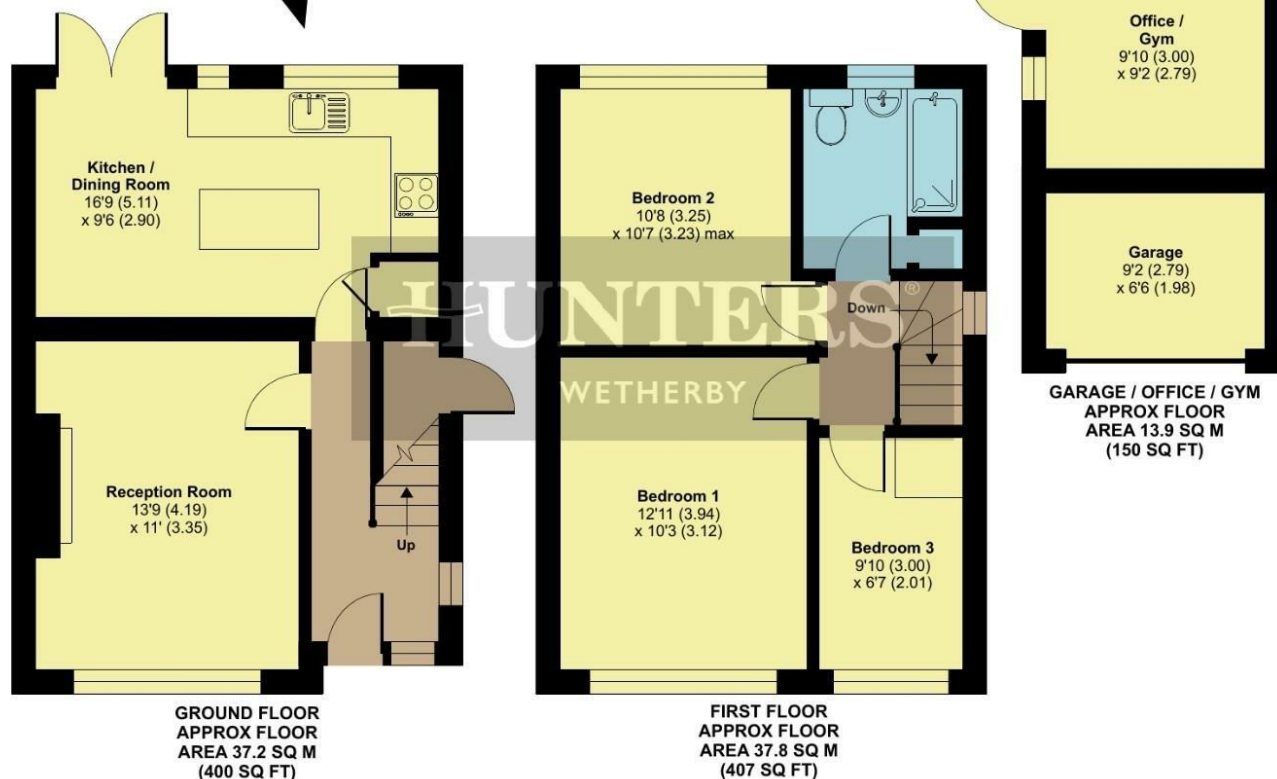
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Approximate Area = 867 sq ft / 80.5 sq m (includes garage)

Office / Gym = 90 sq ft / 8.4 sq m

Total = 957 sq ft / 88.9 sq m

For identification only - Not to scale



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: 1347737

Viewings

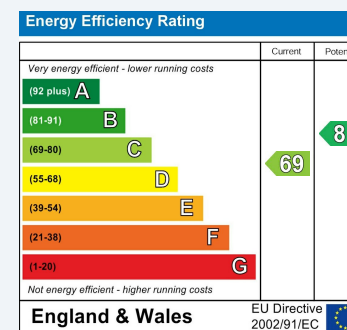
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.