



Burns Way, Wetherby

- 2 BED APPARTMENT
- GARAGE
- GOOD TRANSPORT LINKS
- MODERN BATHROOM
- PARKING
- EPC C / COUNCIL TAX C

£875 Per Month



Tenure:

HUNTERS®
HERE TO GET *you* THERE

Burns Way, Wetherby

DESCRIPTION

Stunning 2 Bedroom Ground Floor Apartment with Garage Parking in Clifford Wetherby.

Introducing an exceptional opportunity to rent a beautiful 2 bedroom ground floor apartment in the highly sought-after Village of Clifford near Boston spa and Wetherby. This spacious and modern residence boasts a fantastic location, convenient amenities, and a range of impressive features that are sure to captivate any discerning tenant.

Key Features:

Two Bedrooms: The apartment offers two generously sized bedrooms, providing ample space for rest and relaxation. The rooms are bright, airy, and thoughtfully designed, allowing for comfortable living.

Lounge/Diner: The apartment features a spacious lounge/diner area, ideal for unwinding after a long day or entertaining guests. The room is well-proportioned and offers versatility in arranging furniture to suit your personal style and needs.

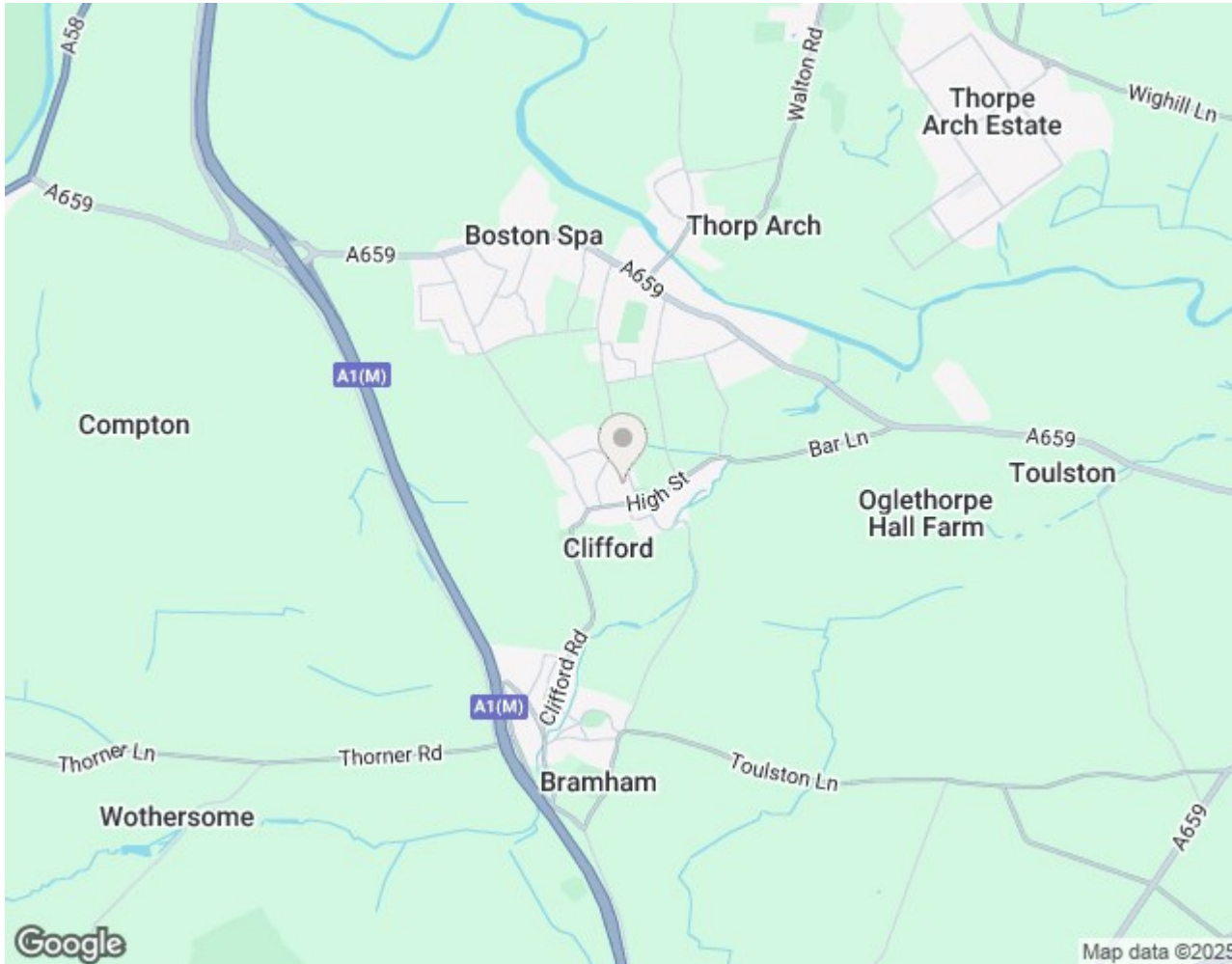
Modern Kitchen: A well-appointed kitchen awaits you, complete with a washing machine for your convenience. The integrated fridge freezer provides ample storage for your groceries, making meal preparation a breeze.

Garage Parking: With this apartment, you will have the added luxury of garage parking for one car. Say goodbye to the hassle of finding parking spaces and ensure your vehicle is safely tucked away.

Location:

The property is situated in Clifford Wetherby, an attractive and vibrant area known for its picturesque surroundings and excellent amenities. Enjoy the convenience of local shops, supermarkets, restaurants, and leisure facilities all within close proximity. The nearby transport links provide easy access to surrounding areas, making commuting a breeze.





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 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

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.

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