



Second Avenue, Wetherby, LS22 6JN

- THREE BEDROOM SEMI-DETACHED HOUSE
- EXCELLENT INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER MARKET TOWN OF WETHERBY
- NO ONWARD CHAIN
- EPC RATING - F / COUNCIL TAX - B

Offers Over £200,000



Second Avenue, Wetherby, LS22 6JN

DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom semi detached house in the sought after market town of Wetherby. This property is an excellent opportunity for investors, developers, or anyone looking to put their own stamp on a home. Although it is in need of full refurbishment, the property offers spacious accommodation and vast potential both inside and out.

The accommodation comprises of a lounge, kitchen, dining room and garden room, three well proportioned bedrooms and house bathroom. All rooms within the property are well sized and boast potential.

Externally, the property features from a low maintenance, paved rear garden along side an array of outbuildings. The front garden is bordered by mature shrubs and bushes and centred around an apple tree. From the footpath there is a paved walk way to the side and front entrances.

Wetherby is a historic market town in West Yorkshire, 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 High school.

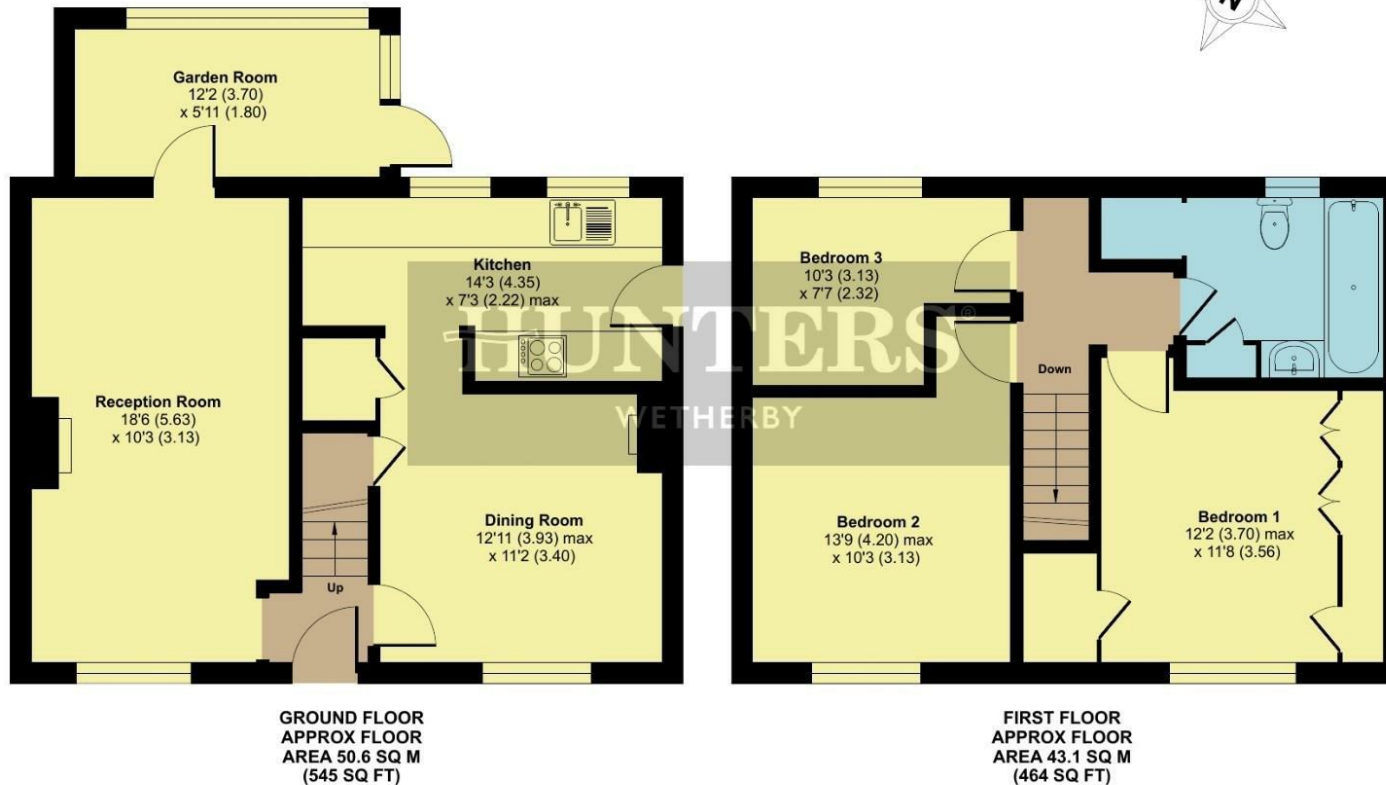




Second Avenue, Wetherby, LS22

Approximate Area = 1009 sq ft / 93.7 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). © nichecom 2025. Produced for Hunters Property Group. REF: 1372308

Viewings

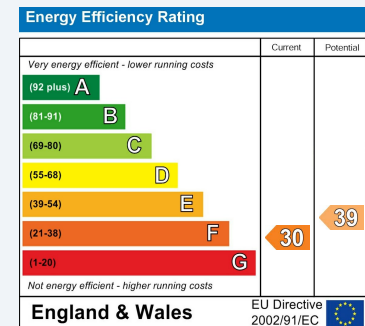
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

