



Ainsty Drive, Wetherby

- 4 BEDROOM SEMI DETACHED HOUSE
- CLEVERLEY EXTENDED
- GARAGE AND DRIVEWAY

- CORNER PLOT
- IN NEED OF COSMETIC UPDATING
- COUNCIL TAX BAND- C / EPC RATING D

Asking Price £325,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Ainsty Drive, Wetherby

DESCRIPTION

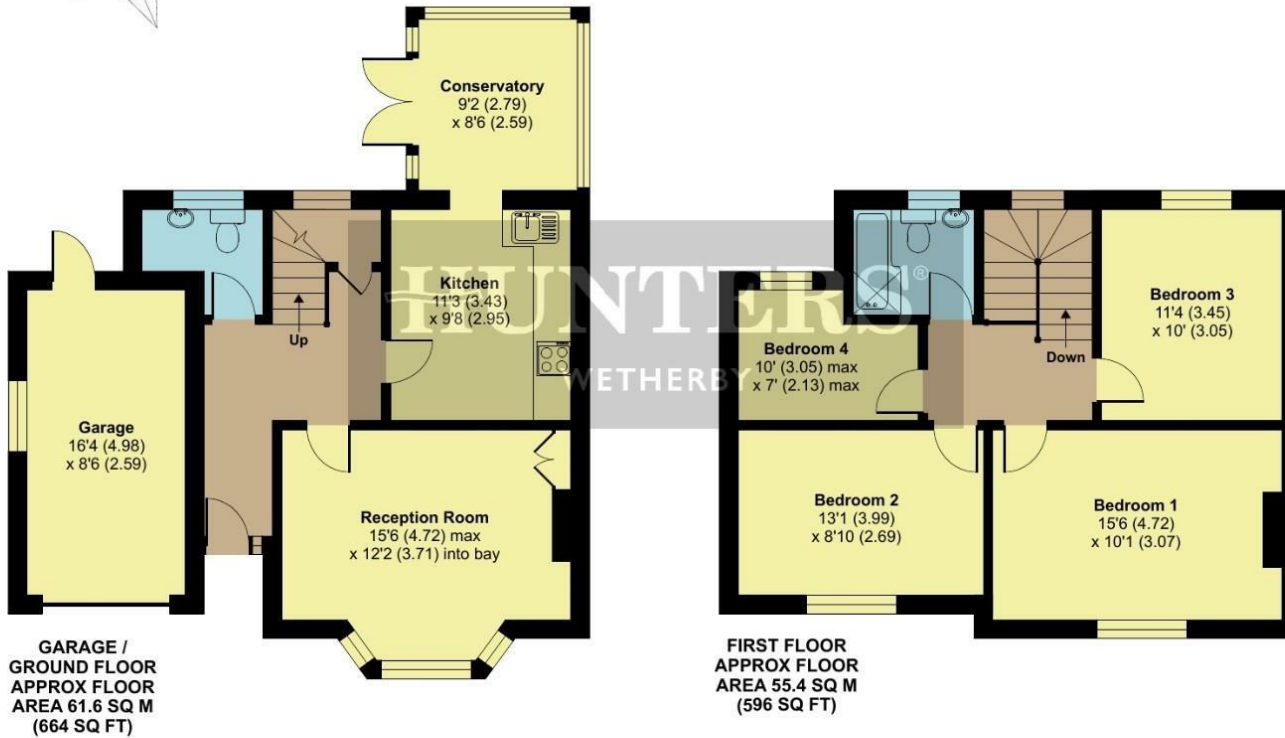
IF YOU ARE LOOKING FOR A PROPERTY THAT YOU CAN PLACE YOUR OWN STAMP ON THEN THIS IS ONE NOT TO BE MISSED!!



Ainsty Drive, Wetherby, LS22

Approximate Area = 1122 sq ft / 104.2 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1260 sq ft / 117 sq m

For identification only - Not to scale



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

Current Energy Efficiency Rating: **63** (Yellow band)
 Potential Energy Efficiency Rating: **76** (Green band)

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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1097608

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.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



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