



St James Street, Wetherby, LS22 6RS

- TWO BEDROOM MID TERRACE HOUSE
- CLOSE TO LOCAL AMENITIES
- REAR COURTYARD
- SOUGHT AFTER MARKET TOWN LOCATION
- MODERN BATHROOM
- EPC RATING - D / COUNCIL TAX - B

Asking Price £290,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom mid terraced house, set in the sought after market town of Wetherby. Offering a prime position close to local amenities, this property certainly would appeal to all types of buyers.

Upon entering the property, you are welcomed into the spacious hallway, stripped wooden floors lead to two large reception rooms which provide the ideal space for living and dining. This house boasts character with the dining room offering a period fireplace and the living room featuring a log burning stove, both providing a cosy family living space and naturally lit rooms throughout.

A cellar can be accessed through the hallway.

The kitchen features a range of modern fitted wall and base units, with an integrated gas hob and electric oven, with space available for a washing machine and under counter fridge. A large window sits above a stainless sink unit and overlooks the rear courtyard.

To the first floor, bedroom one is a double bedroom and offers ample space for bedroom furniture, and offers a large closet with storage and hanging space available.

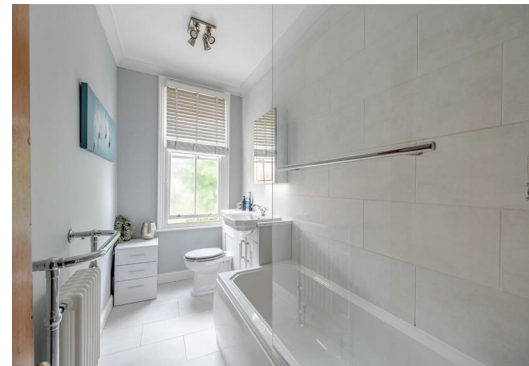
Bedroom two also boasts the convenience of a fitted wardrobe.

The partially tiled house bathroom is comprised of a low level wc and hand wash basin on a vanity unit, as well as a panelled bath with a shower over.

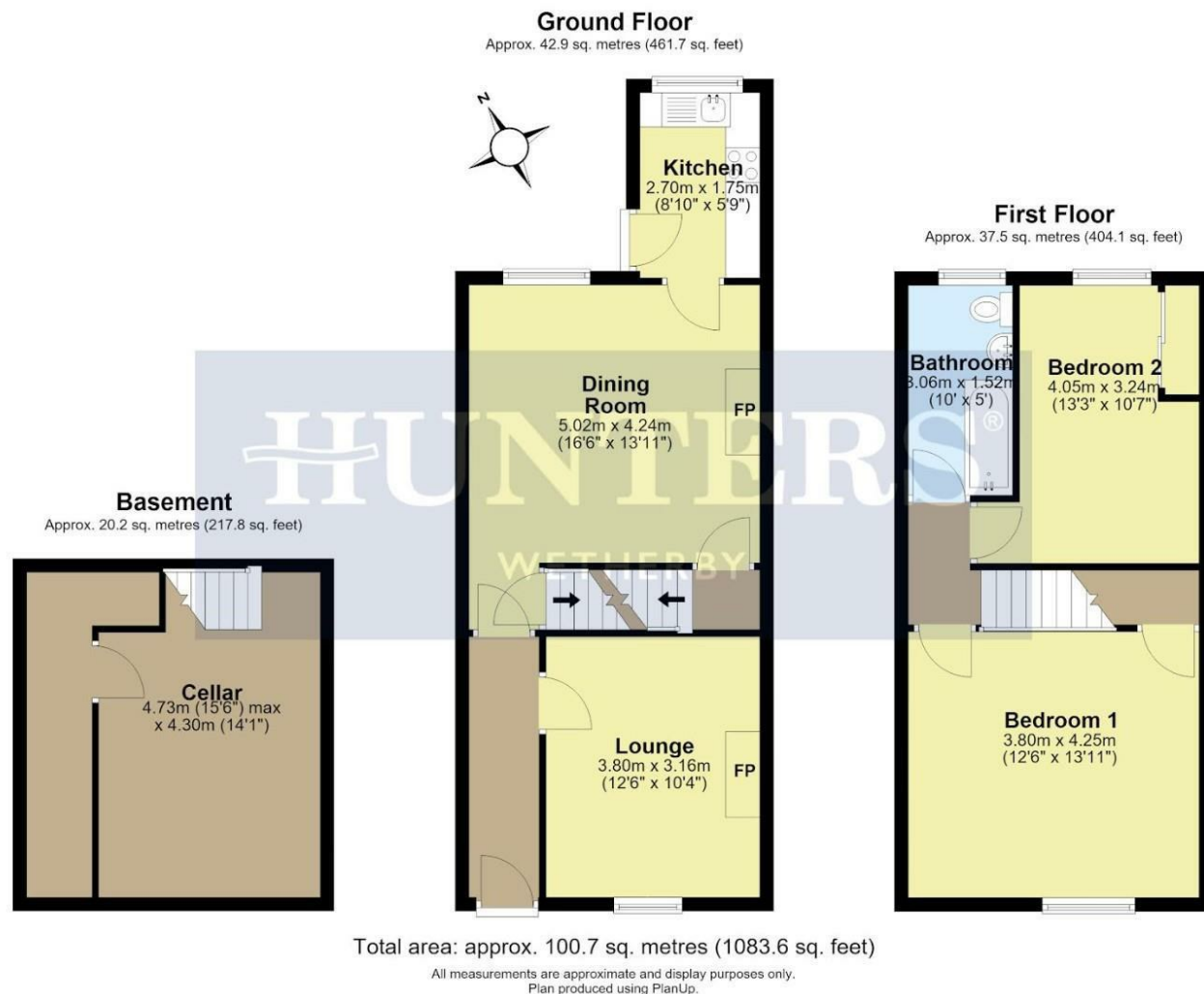
Outside, the property boasts a stone patio which provides the perfect space for entertaining and outdoor furniture, with fences providing a boundary to neighbouring properties.

The front of the property is paved with wall boundaries.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.