



Wetherby ~ 34 St James Street, LS22 6RS

Guide Price £299,950

This well-presented three bedroom, two bathroom end of terrace property offers thoughtfully arranged accommodation across three floors, together with a modern breakfast kitchen, useful cellar storage/utility space and an attractive, low-maintenance rear garden.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Council Tax Band: C

Tenure: Freehold



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Property Description

Situated in the popular market town of Wetherby, this well-presented three-bedroom end of terrace property offers thoughtfully arranged accommodation across three floors, together with a modern kitchen/diner, useful cellar storage and an attractive, low-maintenance rear garden. Tastefully decorated throughout and benefitting from gas fired central heating the accommodation briefly comprises:-

To the ground floor, front entrance opens into a welcoming lounge with log burning stove set beneath a wooden mantel creates an attractive focal point and a comfortable space in which to relax. An archway leads through to the kitchen/diner, fitted with a range of neutral shaker-style wall and base units, complemented by solid oak worktops. Integrated appliances include a fridge/freezer and dishwasher, sink unit sits beneath a window overlooking the rear garden. A door provides direct access to the outside space.

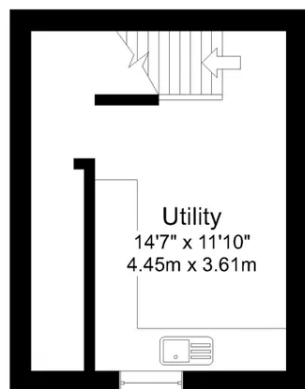
Stairs lead down to the cellar, which offers valuable additional storage, together with a sink and space for a washing machine and tumble dryer.

On the first floor are two bedrooms and a separate shower room. The second bedroom is a well-proportioned double, enjoying natural light from a front facing window, there is ample space for bedroom furniture. Bedroom three provides a useful single bedroom, ideal for a child's room or guest accommodation. The shower room is tiled and fitted with a walk-in shower enclosure, wash basin set within a vanity unit and low-level WC.

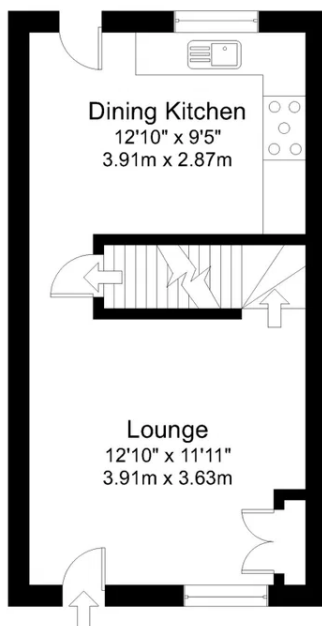
A further staircase leads to the second floor, where the principal bedroom is complemented by a separate office or dressing room and an additional bathroom. The principal bedroom benefits from good natural light from a front-facing window, together with a built-in cupboard providing useful storage. The adjoining room offers flexibility to suit a variety of needs, whether as a home office, dressing room or additional storage space. The second-floor bathroom comprises a bath with shower over, wash basin set within a vanity unit and low-level WC, completing the upper-floor accommodation.

Externally, the rear garden has been designed with ease of maintenance in mind. A decked seating area provides space for outdoor dining and relaxation, while artificial grass offers a practical alternative to a traditional lawn. Fencing defines the rear boundary and a side gate provides access towards neighbouring properties. To the front, a gravelled area sits alongside the pathway leading to the main entrance. Please note there is a Right of Way to the rear and side for neighbouring properties to get bins onto the street.

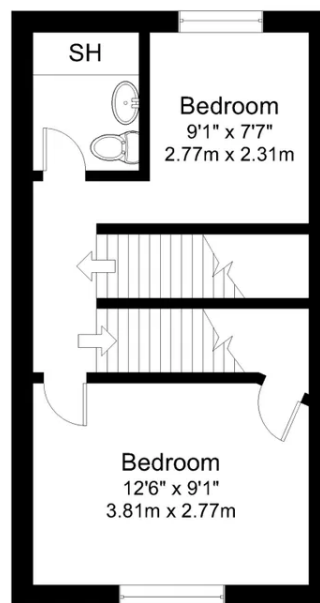
The property also benefits from the availability of up to two residents' parking permits for designated resident-only spaces in the adjacent St James Street car park. The car park provides free parking 24 hours a day for additional vehicles. On-street parking is also available directly outside the property between 6pm and 8am, Monday to Saturday, and throughout Sunday.



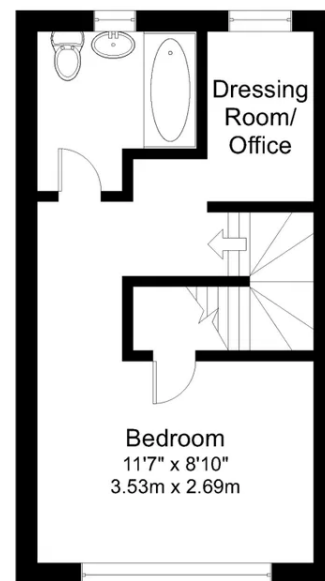
Basement



Ground Floor

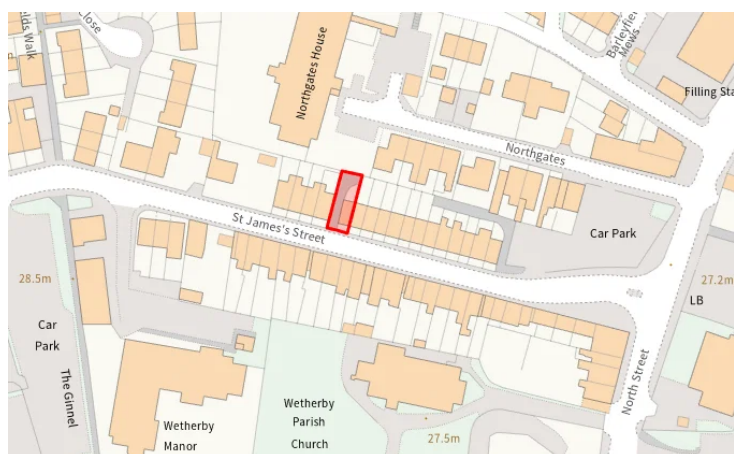
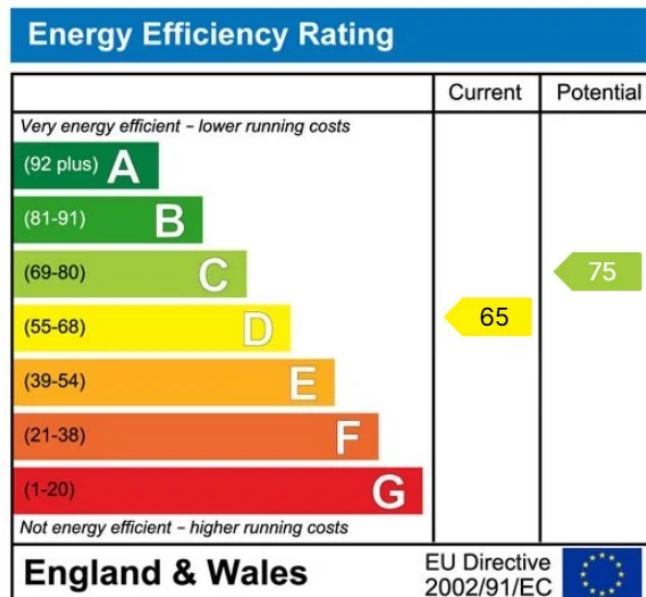


First Floor



Second Floor

Gross internal floor area (approx.): 100.7 sq m (1,083 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



Details prepared October 2026

SERVICES

We understand mains water, gas, electricity, and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISPRESENTATION ACT

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