



**TENURE**

Freehold.

**COUNCIL TAX**

Band C (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas central heating 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.

**VIEWING**

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

Details prepared November 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Wetherby ~ 33 St James Street, LS22 6RS**

A deceptively spacious three bedroom terraced home enjoying south facing private gardens in the heart of Wetherby town, within minutes walking distance of excellent amenities.

- Three double bedrooms
- Excellent town centre location
- Living room with wood burning stove
- Open plan kitchen diner
- Extended garden room to the rear
- Attractive aspect towards St James Church
- South facing garden

**£300,000 OFFERS OVER**



**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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## Property Description

A composite front door opens into a most attractive living room, with double-glazed window to the front and featuring a charming fireplace with stone hearth and multi-fuel stove set beneath a heavy timber mantel. Attractive wooden flooring flows seamlessly through the living area into an open-plan kitchen diner, where high ceilings create a wonderful sense of space.

The kitchen is fitted with a range of wall and base units complemented by ample work surfaces, with tiled splashbacks and matching windowsill reveal. There is space and plumbing for an undercounter dishwasher and fridge, together with a freestanding gas double oven and four-ring gas hob above. An open archway leads through to the extended conservatory garden room at the rear — a bright and versatile space with double-glazed windows and French-style patio doors opening onto the delightful south-facing garden. Steps lead down from the kitchen to a useful cellar providing excellent storage, plumbed for washing machine.

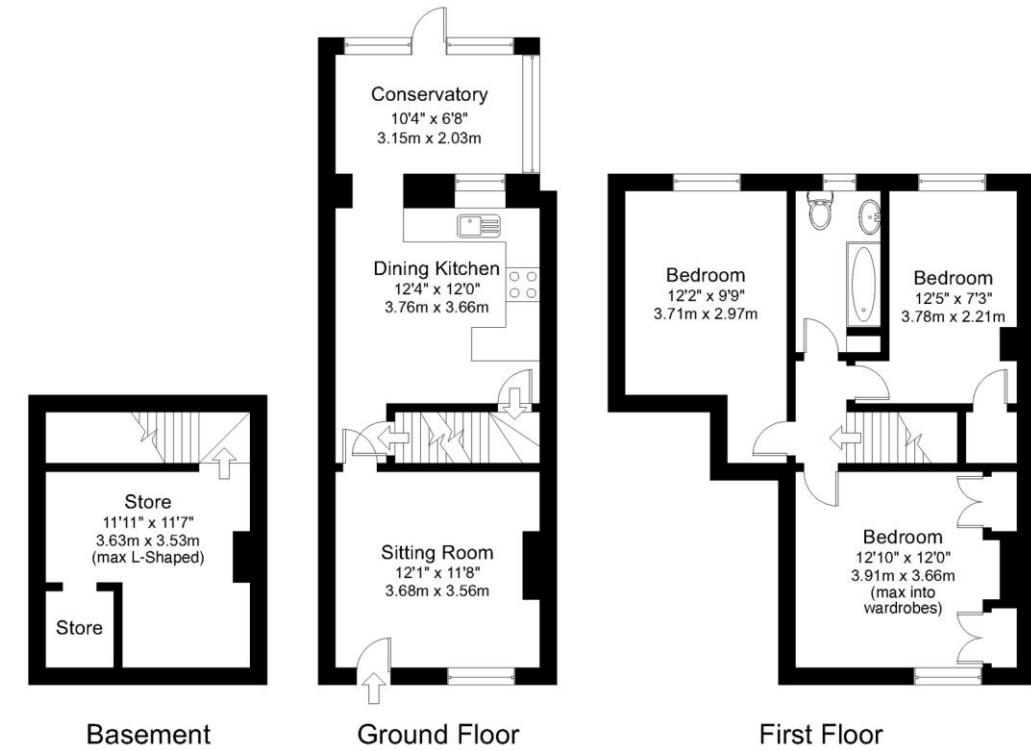
To the first floor, the principal bedroom is a generous double, enjoying a pleasant southerly aspect towards St. James's Church. Bedroom two is also a spacious double, benefitting from fitted wardrobes and an outlook to the front over St. James Street, while bedroom three offers views across the rear garden, a smaller double room. Stair and bedroom carpets fitted December 2024.

The modern house bathroom is fitted with a contemporary white suite comprising low-flush WC, pedestal wash basin, and panelled bath with shower and glass screen above, complemented by part-tiled walls and tiled flooring.

Externally, pedestrian access via a covered archway, currently used as the main entrance, leads to the enclosed south-facing rear garden, set mainly to lawn with shaped flower borders stocked with a variety of shrubs and bushes. A brick-built outbuilding provides useful additional storage.



33 St James Street, Wetherby



Gross internal floor area excluding Basement (approx.): 85.7 sq m (923 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

