



Northfield Place, Wetherby, LS22 6TB

- THREE BEDROOM SEMI DETACHED HOUSE
- PRIVATE REAR GARDEN WITH PATIO AREA
- ACCESS TO HARLAND WAY VIA REAR GARDEN

- LOG BURNING FIRE
- SPACIOUS KITCHEN DINER
- EPC RATING - D / COUNCIL TAX - B

Asking Price £235,000

Tenure: Freehold

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DESCRIPTION

Situated in the popular market town of Wetherby, this three bedroom semi-detached house offers spacious living, and will appeal to all types of buyers.

Upon entering the property, you are welcomed into the spacious lounge which boasts a log burning stone set on a stone hearth.

Leading through from the lounge is the spacious kitchen/diner, thoughtfully designed with a range of fitted wall and base units, along with space for a washing machine, tumble dryer, and American-style fridge freezer. Offering generous worktop space, this room is ideal for both cooking and meal preparation. With ample room for a family dining table, it provides the perfect setting for family meals, entertaining guests, and social gatherings.

The ground floor is completed by a downstairs wc.

The first floor hosts three well-proportioned bedrooms, two of which are doubles and each offer ample space for a range of bedroom furniture and benefit from large windows that fill the rooms with an abundance of natural light. The second bedroom enjoys scenic views overlooking Harland Way.

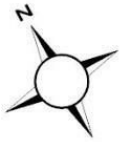
The house bathroom is comprised of a panelled bath with shower over, low level wc and hand wash basin.

The rear aspect boasts low maintenance artificial grass, with a paved patio area, perfect for outdoor furniture. Fences provide a boundary to neighbouring properties, and there is gate access to the popular cycle and walking route of 'Harland Way'.

To the front, the property is mainly laid to lawn with mature shrubs and bushes populating the area. There is also a driveway which offers convenient off street parking.

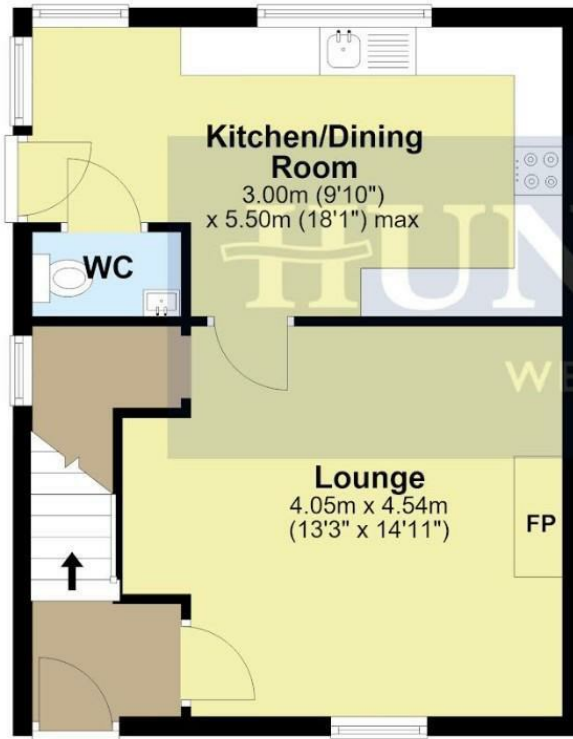
The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets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





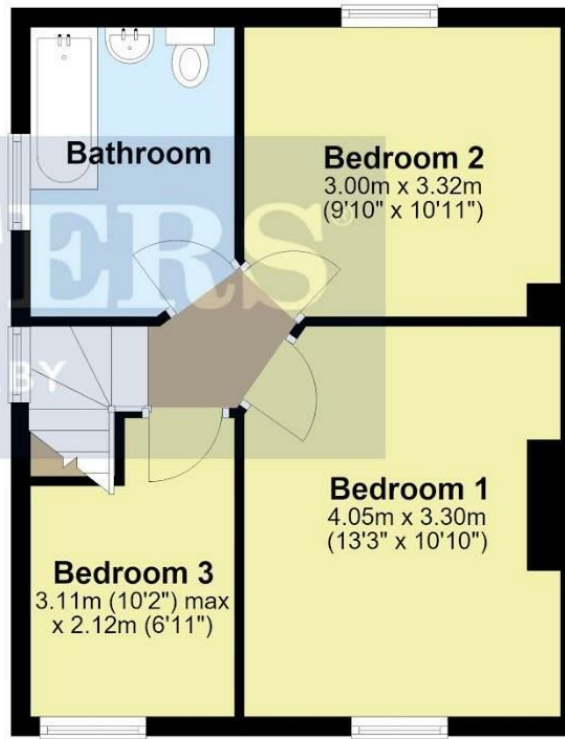
Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 79.2 sq. metres (852.5 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

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:

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Council Tax: B

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			England & Wales		
EU Directive 2002/91/EC			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

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