



The Crag, Wetherby

- THREE BEDROOM MID-TERRACE HOUSE
- NEUTRALLY DECORATED THROUGHOUT
- GARAGE

- SOUGHT AFTER LOCATION
- MODERN BATHROOM
- EPC RATING - C / COUNCIL TAX - C

Tenure: Freehold

Asking Price £315,000

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DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom mid-terrace house, set in the popular village of Bramham.

Upon entering the property, you are welcomed into a bright and airy hallway with built in cupboards and shelving allowing for ample storage, whereby the kitchen, lounge and utility can be accessed.

The open-plan kitchen/diner is the perfect combined space for meal preparation and dining. A range of fitted wall and base units are complimented by integrated appliances such as the five ring gas hob, oven and undercounter freezer and additional undercounter fridge. Wooden worksurfaces and beams to the ceiling work together in bringing character to this space. The rear of the property can be accessed from the kitchen.

The spacious lounge offers comfort and character. The focal point of this room is the log burning fire, set on a stone hearth with a wooden mantle, this addition along with dual-aspect windows, creates the ideal setting to unwind.

The ground floor is completed by the convenient utility area which offers space for a washing machine and tumble dryer.

The first floor offers three bedrooms and a house bathroom.

Bedroom one and two are both doubles, with the master offering the added convenience of fitted wardrobes.

Bedroom three presents the opportunity to be used as a dressing room, office space or nursery, ideal for those seeking a versatile living.

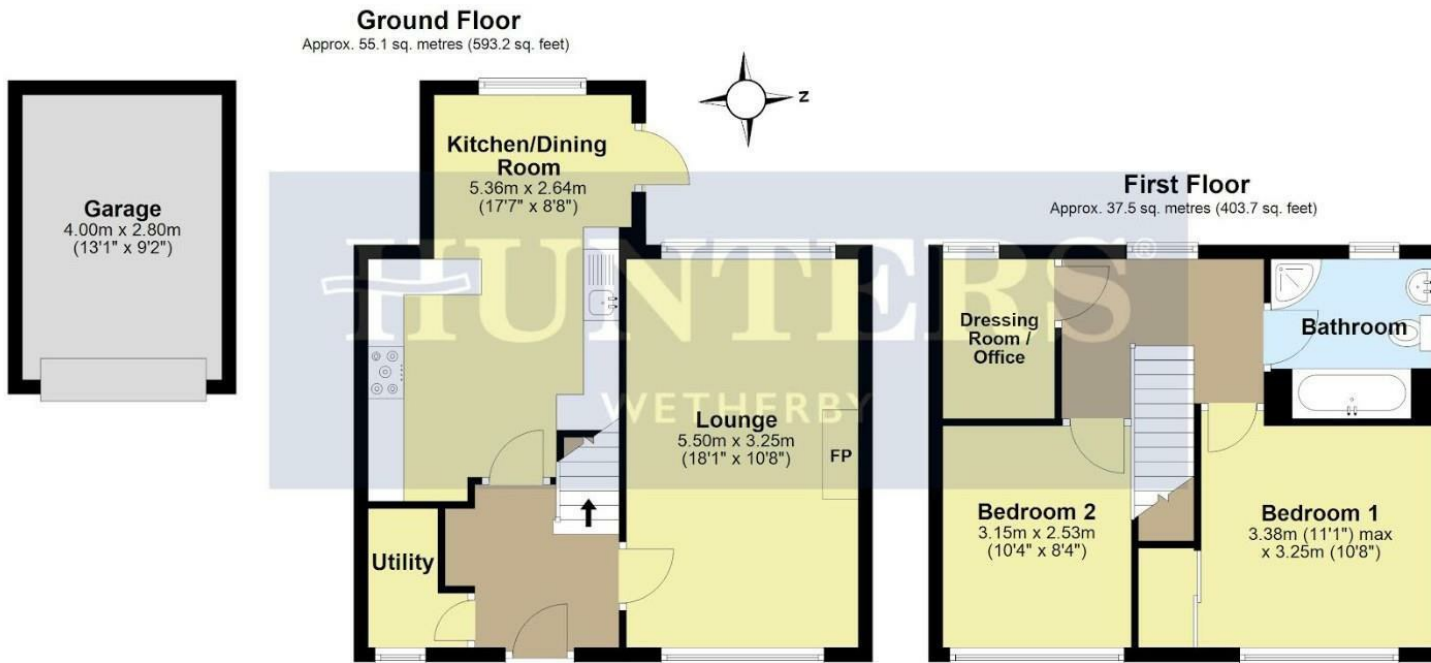
Completing the first floor is the modern house bathroom, which is comprised of a low level wc, hand wash basin, tiled bath, corner shower cubicle and heated towel rail.

To the rear, an 'Indian' stone patio area provides a convenient low maintenance space. This property also benefits from a garage and gravelled area to the side which houses a bin and log store.

The front of the property is partially laid to lawn with a decking area, and mature hedge boundaries.

Bramham is a highly popular village with its local village amenities and being close to Boston Spa which has a delightful selection of shops, schools, public houses and restaurants. The market town of Wetherby is approximately five miles away and the well-established commuting links provide access to Leeds, York and Harrogate.





Total area: approx. 92.6 sq. metres (996.9 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

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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
		69			83

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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