



Ainsty Road, Wetherby

- THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY WITH OFF STREET PARKING
- IDEAL BLANK CANVAS
- NO ONWARD CHAIN
- LARGE REAR GARDEN
- EPC RATING - C / COUNCIL TAX - B

Offers Over £195,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Ainsty Road, Wetherby

DESCRIPTION

****OFFERED WITH NO ONWARD CHAIN****

Hunters Wetherby are proud to present to the market this three bedroom semi detached house, set in the sought after market town of Wetherby.

Upon entering the property, a welcoming hallway provides access to the lounge and dining room which offer the ideal space for enjoying meals with family and quiet nights in. This room offers a brick feature wall as well as windows to the front and rear which provide brilliant natural light.

The kitchen features a range of wall and base units, with a large window which overlooks the rear aspect. This room also benefits from a pantry. Through the kitchen, a utility room, storage space and boot room is an added convenience, with this space providing access to the garage.

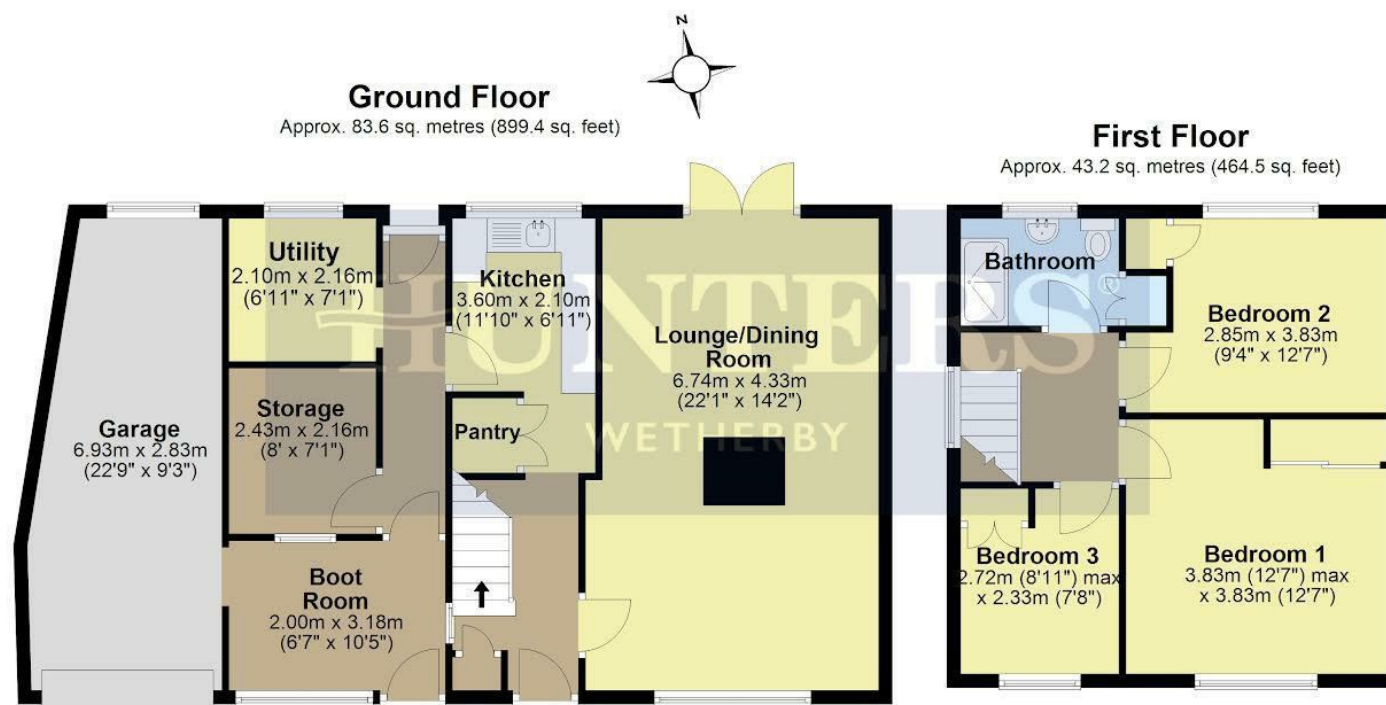
To the first floor, there are three bedrooms which all offer additional storage space, ideal for busy family life.

The fully tiled house bathroom offers a low level wc, hand wash basin and a shower cubicle.

To the rear, the large garden is pebbled and offers great potential. Fences and hedges provide a border to neighbouring properties. The front is partially laid to lawn with a driveway leading to a garage, a brick wall provides a boundary to the front of the property.

This much sought-after market town provides a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.





Total area: approx. 126.7 sq. metres (1363.9 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

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



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	Current	Potential
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs		(1-20) G	
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

HUNTERS[®]
HERE TO GET *you* THERE