

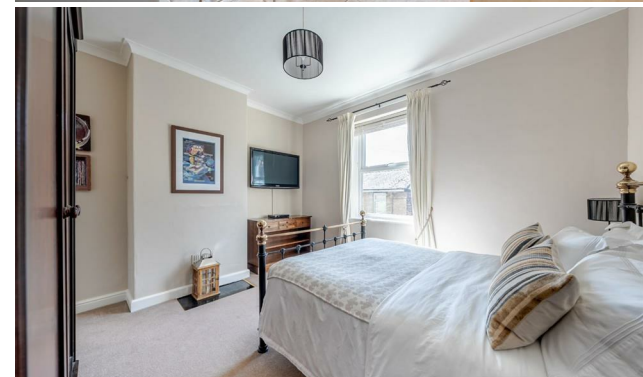


## St. James Street, Wetherby

- TWO BEDROOM MID TERRACE HOUSE
- NEUTRALLY DECORATED THROUGHOUT
- LOW MAINTENANCE GARDEN

**Asking Price £290,000**

- OFFERED WITH NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D / COUNCIL TAX - C



**Tenure: Freehold**

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HERE TO GET *you* THERE

# St. James Street, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom mid-terrace house in the highly sought after market town of Wetherby. Situated close to the heart of Wetherby, this property offers neutral internal decor as well as brilliant access to local amenities.

Upon entering the property, you are welcomed into the lounge. This is the ideal space for relaxation, with the addition of the traditional open fire which creates a cosy atmosphere as well as a warm space for family living. Stairs from this room provide access to the first floor where a spacious bedroom, dressing room and house bathroom can be found.

Through the lounge is the spacious kitchen diner, which features a range of fitted wall and base units alongside integrated appliances such as the oven and hob. Ample space is also available for a dining table as well as a fridge freezer. Patio doors provide access to the rear garden as well as allowing natural light to flood this room.

To the first floor, bedroom one provides a spacious double room with ample room for bedroom furniture, and features a window which provides great natural light into the property.

The partially tiled and modern house bathroom is comprised of a low level wc, hand wash basin and bath with shower over, and also benefits from a heated towel rail.

The first floor also boasts a dressing room/office space, ideal for those requiring extra space.

An additional double bedroom can be accessed via a staircase from the dressing room/office. This spacious room offers bright and airy living.

The property also offers the added convenience of a cellar which is a great space for additional storage.

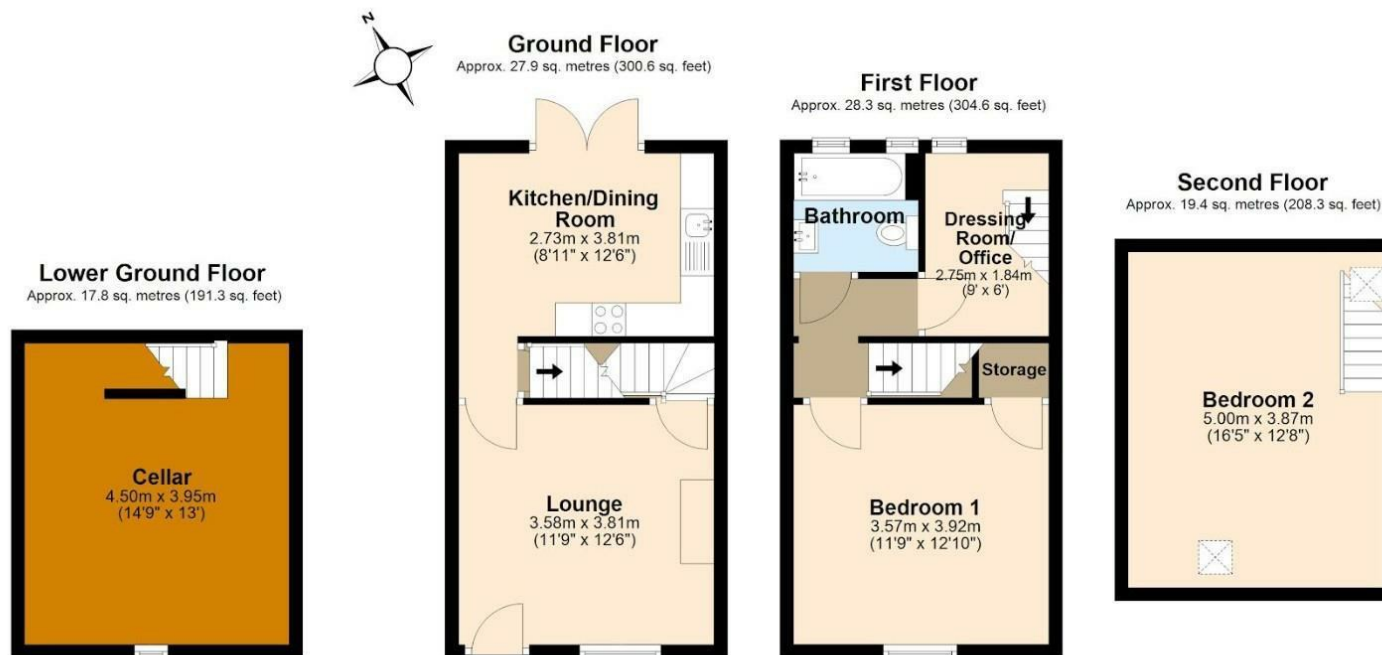
Externally, the rear garden boasts a low maintenance patio with pebbled boarders and potted shrubs.

The front of the property offers a stone wall with a mature hedge and iron railings, with steps leading to the front door.

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.



Council Tax: C



Total area: approx. 93.4 sq. metres (1004.8 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 <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> 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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