



## St. James Street, Wetherby, LS22 6RS

- THREE BEDROOM END OF TERRACE HOUSE
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER MARKET TOWN
- LOW MAINTENANCE GARDEN
- EPC RATING - D / COUNCIL TAX - C

**Asking Price £315,000**



# St. James Street, Wetherby, LS22 6RS

## DESCRIPTION

Hunters Wetherby are proud to present to the market this beautifully presented three bedroom end of terrace house in the sought after market town of Wetherby.

Upon entering the property you are welcomed into the spacious lounge. Featuring a log burning fire set beneath a wooden mantle, this is the ideal cosy living space you crave to relax and unwind.

An archway from the lounge leads you to the beautifully presented kitchen diner. A range of neutral, shaker style wall and base units are complimented by solid Oak worktops and provide great functionality for a culinary enthusiast, with integrated appliances such as the fridge freezer and dishwasher adding to the kitchen's sleek finish. A one and a half sink unit with tap sits beneath a window which overlooks the rear of the property and allows great natural light into the kitchen space. Access to the rear garden can be gained via the kitchen.

Stairs lead down to the cellar, which boasts additional storage, sink and space for a washing machine and dryer.

The first floor boasts two bedrooms and a house shower room.

The second bedroom is a spacious double with ample space for bedroom furniture; natural light is provided through a double window overlooking the front of the property. Bedroom three is a well sized single.

The fully tiled house shower room is comprised of a walk in shower cubicle, low level wc and sink on vanity unit.

Graduating up a further set of stairs, the second floor benefits from versatile accommodation and is comprised of a bathroom, office/dressing room and the principal bedroom.

The principal bedroom is flooded with natural light from the window which overlooks the front of the property and also benefits from a built in cupboard, perfect for extra storage space.

An excellent feature of this property is the additional room on the second floor, currently being used as an office but could also have the opportunity to be used as a dressing room - transforming this floor into a principal suite.

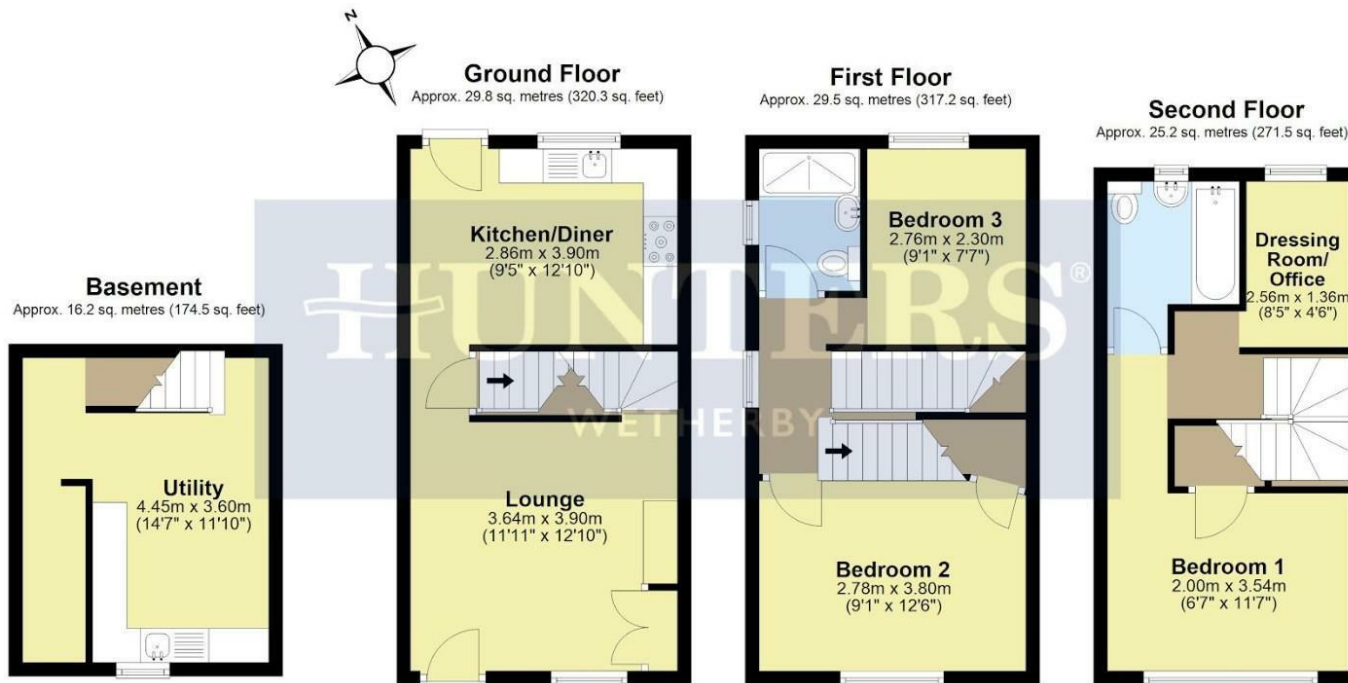
The second floor is completed by the bathroom which is comprised of a low level wc, hand wash basin on vanity unit and bath with shower over.

To the rear is the immaculate garden, a decked seating area provides the ideal space for relaxation and artificial grass creates the perfect low maintenance area. Fences provide a boundary to the property at the rear, and access to neighbouring properties can be gained through a side gate.

To the front, a low maintenance gravelled area sits beside a pathway leading up to the front entrance.







Total area: approx. 100.7 sq. metres (1083.5 sq. feet)

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

### Viewings

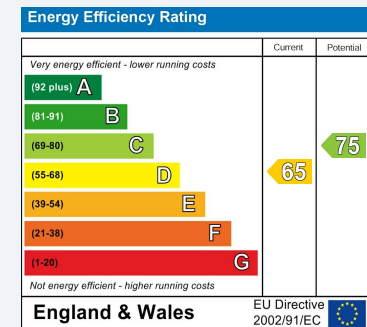
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

