



## Meyrick Avenue, Wetherby, LS22 6SP

- OFFERED WITH NO ONWARD CHAIN
- SET IN THE SOUGHT AFTER MARKET TOWN OF WETHERBY
- PERFECT FAMILY HOME
- THREE BEDROOM SEMI DETACHED HOUSE
- ACCESS TO YORK, LEEDS AND HARROAGTE
- EPC RATING C / COUNCIL TAX BAND C

**Offers Over £295,000**



# Meyrick Avenue, , Wetherby, LS22 6SP

## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom semi detached house set in the popular market town of Wetherby. This home is not one to miss, sat in an ideal position with an extensive range of amenities on its doorstep, boasting local shops, cafes, bars, restaurants, and schools for children of all ages. Wetherby has fantastic links to Harrogate, York and Leeds, making it perfect for the commuter.

The property briefly consists of a light and airy entrance hall with the staircase to the first floor and doors to the main reception room, the lounge/diner has a feature fireplace, with the dining space leading to the garden via 'French' doors.

The kitchen is fitted with a range of wall and base units and benefits from an integrated electric oven and gas four ring hob.

Returning to the staircase, the first floor has three bedrooms, two of which are doubles both benefitting from built in storage. The house bathroom completes the first floor. This home will suit many buyers, and great for those looking to put their own stamp on a property.

To the rear, the garden is a lovely addition to the property comprising of a patio with a grass area.

To the front, off road parking for vehicles, leads to the garage perfect for storage.

Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.

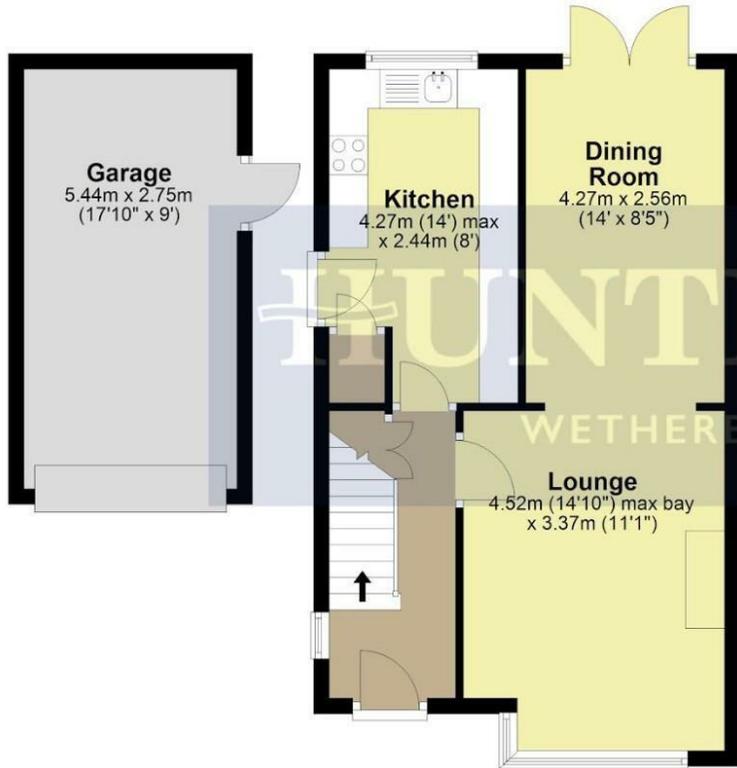






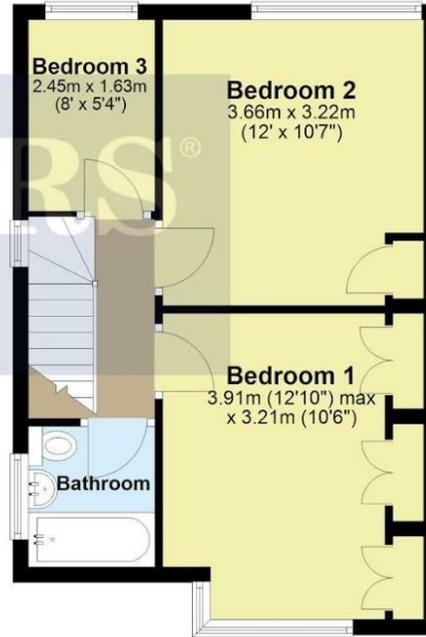
### Ground Floor

Main area: approx. 42.9 sq. metres (461.9 sq. feet)  
Plus garages, approx. 15.0 sq. metres (161.0 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Main area: Approx. 79.7 sq. metres (857.7 sq. feet)

Plus garages, approx. 15.0 sq. metres (161.0 sq. feet)

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

### Viewings

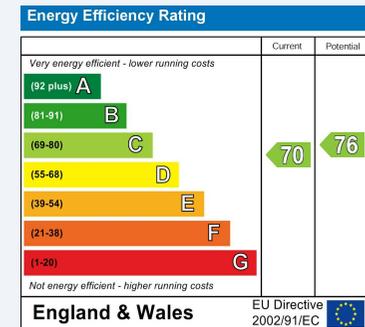
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

