



Kings Meadow View, Wetherby

- TWO BEDROOM MID TERRACE HOUSE
- CONSERVATORY
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- LARGER THAN AVERAGE PLOT
- SPACIOUS ROOMS
- EPC RATING D/ COUNCIL TAX BAND C

Offers Over £200,000

Tenure: Freehold

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Kings Meadow View, Wetherby

DESCRIPTION

Hunters Wetherby are pleased to present this two bedroom unique 'L' shaped mid terrace house located in a popular part of Wetherby. This property is unique in its proposition simply due to the size of the plot that is on offer and rare for the location and would be ideal for first time buyers or those looking to downsize or investors alike!!

The property consists of a small entrance hallway with stairs leading to the first floor. The living/dining space is a good size and can be easily split to offer versatile living. Doors lead into a good size conservatory which is the perfect spot to relax and unwind or enjoy as another reception area.

The kitchen is well equipped with a range of wall and base units, worksurfaces, 3/4 sized dishwasher, gas hob and electric oven. There is plumbing for a washing machine and space for a fridge freezer.

To the first floor are two double bedrooms with bedroom one benefitting from built in storage space. A three piece house bathroom completes the property and features a bath with shower over, W/C and sink unit.

There is an outside storage cupboard to the front and the rear garden spans two areas one which is low maintenance and one that is laid mainly to lawn but you really need to see this space to fully appreciate what is on offer and how it can be enjoyed!!

Viewing is highly recommended.



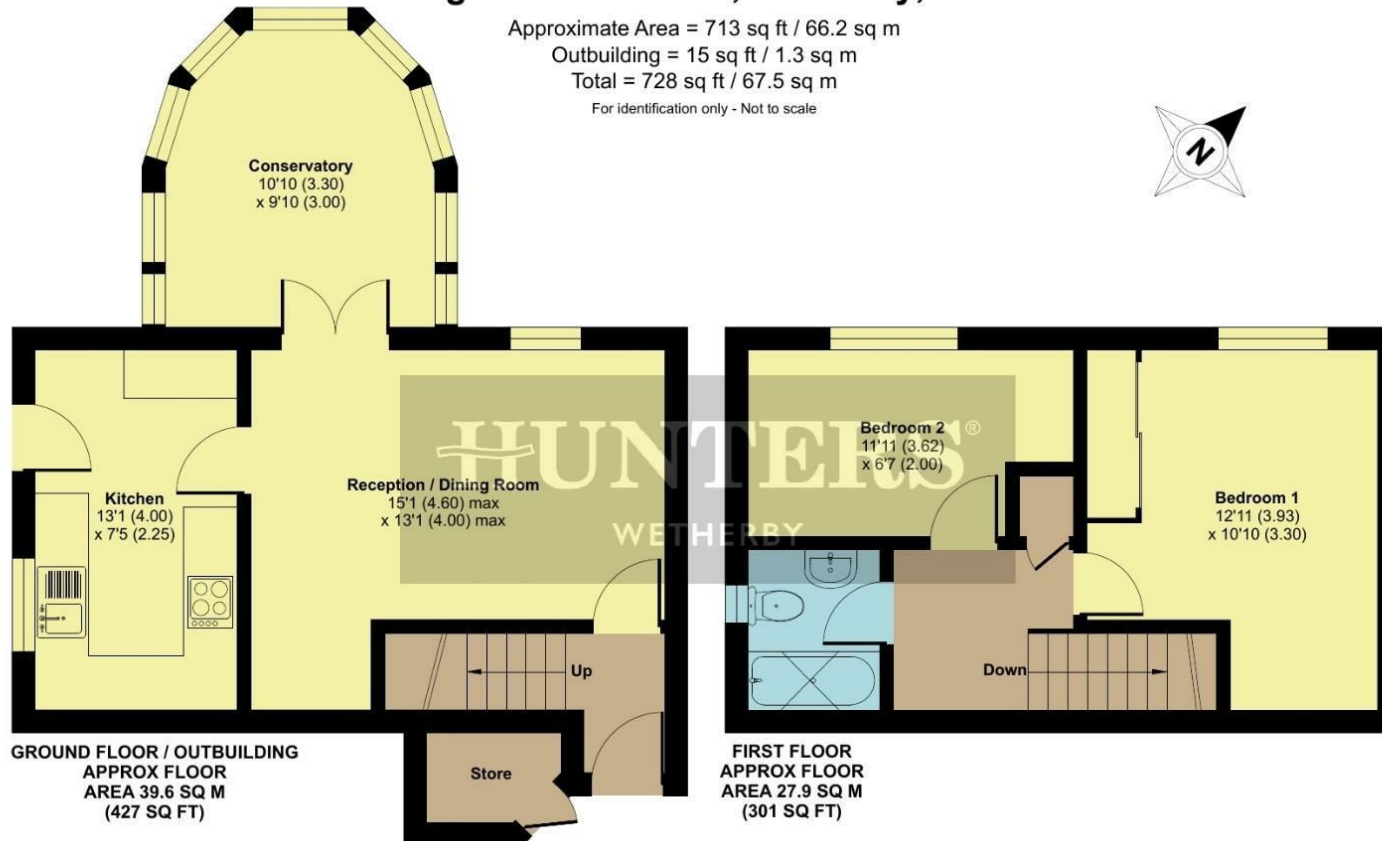
Kings Meadow View, Wetherby, LS22

Approximate Area = 713 sq ft / 66.2 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 728 sq ft / 67.5 sq m

For identification only - Not to scale



Council Tax: C

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 | | (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 | | 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

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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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1285373



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