



## Foxhill, Wetherby

- SEMI DETACHED HOUSE
- DETACHED GARAGE
- VERSATILE PROPERTY WITH SCOPE FOR PERSONALISATION

- IDEALLY POSITIONED IN A CUL-DE-SAC
- THREE WELL SIZED BEDROOMS
- EPC RATING D / COUNCIL TAX BAND C

**Asking Price £315,000**

**Tenure: Freehold**

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# Foxhill, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to present to market this semi-detached property perfectly positioned in a cul-de-sac, ideal for families or those seeking peace and quiet.

This home briefly comprises of a sitting room, kitchen/dining room, three well proportioned bedrooms and garage.

The sitting room is a well proportioned space which is adorned with light due to the front aspect bay window, and also benefits from an Adams style fire place.

The kitchen features fitted wall and base units, stainless steel sink unit, plumbing for dishwasher and washing machine as well as an electric hob and oven. The room is well laid out and spacious in size, allowing for a dining/family area, perfect for busy family life.

The master bedroom is generous in size and features a bay window to the front allowing natural light to flood the space. A feature fireplace adds character to this space and adds to the warm and cosy atmosphere.

Bedrooms two and three are both well sized additional bedrooms, with windows to the rear overlooking the garden.

The property boasts one bathroom, featuring a low level W/C, pedestal wash hand basin and panelled bath.

Externally, the rear garden has gate access to the patio and is mainly laid to lawn with mature bushes and shrubs to the boarder. The property benefits from a detached garage with an up and over door.

To the front of the property, a tarmac drive leads down to the garage allowing for ample off street parking. Adjacent to the drive, is the low maintenance gravel front garden with mature shrubs and bushes to the boarder, leading you to the front entrance.



Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, Padel, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

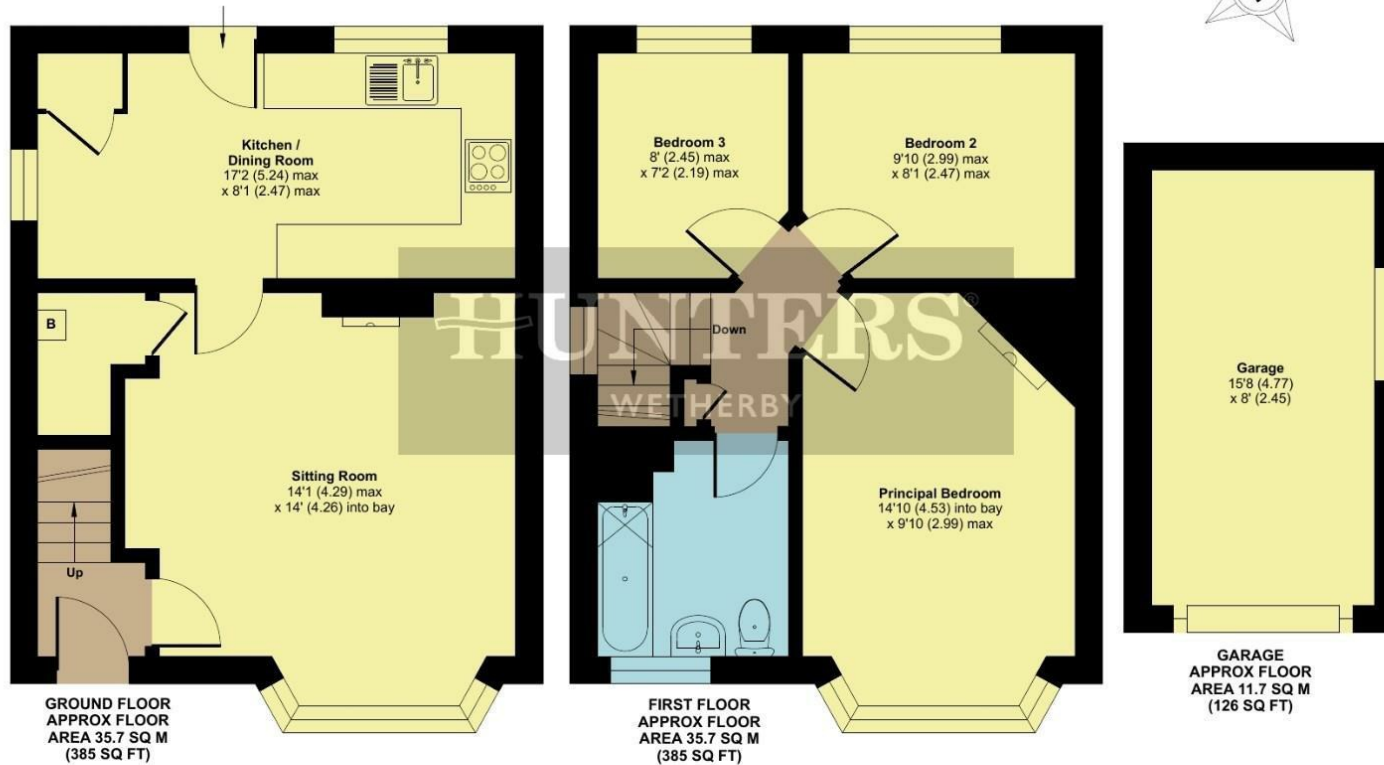
## Foxhill, Wetherby, LS22

Approximate Area = 770 sq ft / 71.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 896 sq ft / 83.2 sq m

For identification only - Not to scale



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: 1388005

## 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>



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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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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