



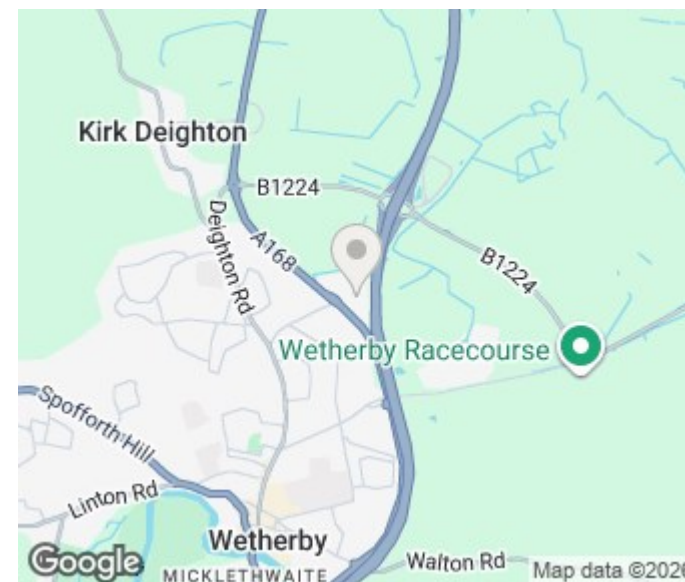
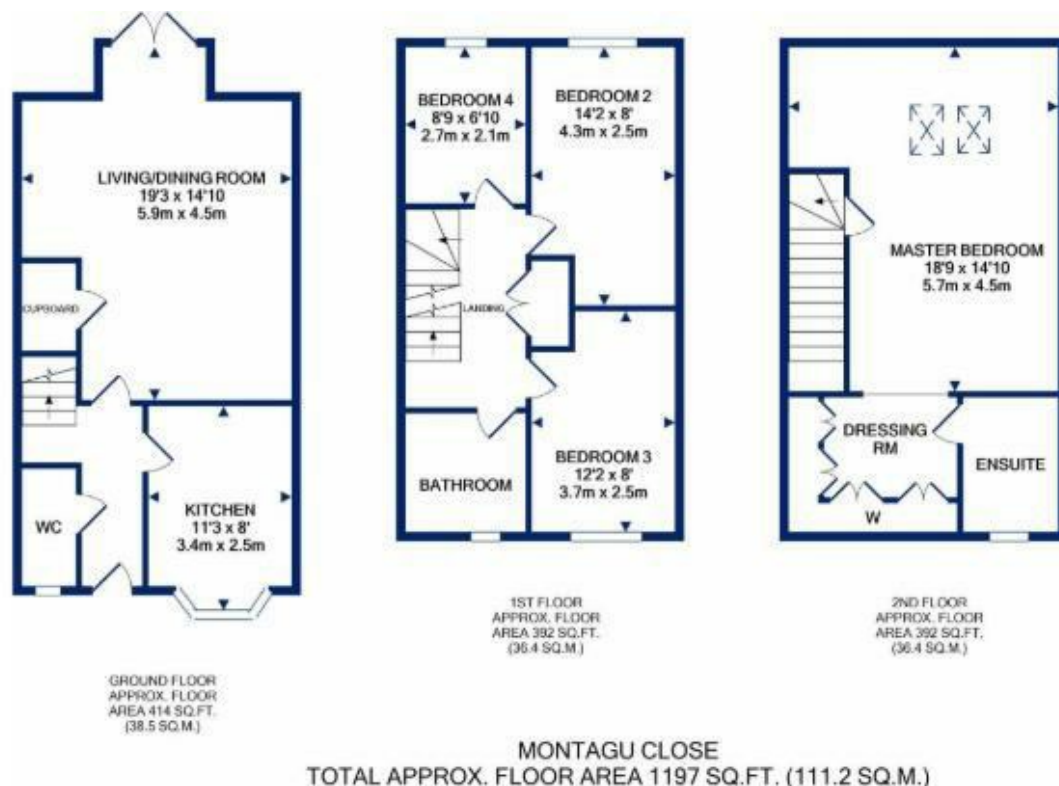
3 MONTAGU CLOSE WETHERBY, LS22 7UZ

£2,000 PER MONTH

A beautifully presented four-bedroom, three-storey semi-detached family home to rent in Wetherby, offering spacious and modern accommodation throughout. The property features a bright open-plan lounge/diner, modern fitted kitchen with integrated appliances and breakfast bar, three well-proportioned bedrooms across the first floor, plus a spacious master bedroom with dressing area and en-suite on the top floor. Externally, there is a generous rear garden, private driveway, detached garage with EV charging points and ample parking. Ideally located within walking distance of Wetherby town centre, local schools, shops, restaurants and leisure facilities.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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