



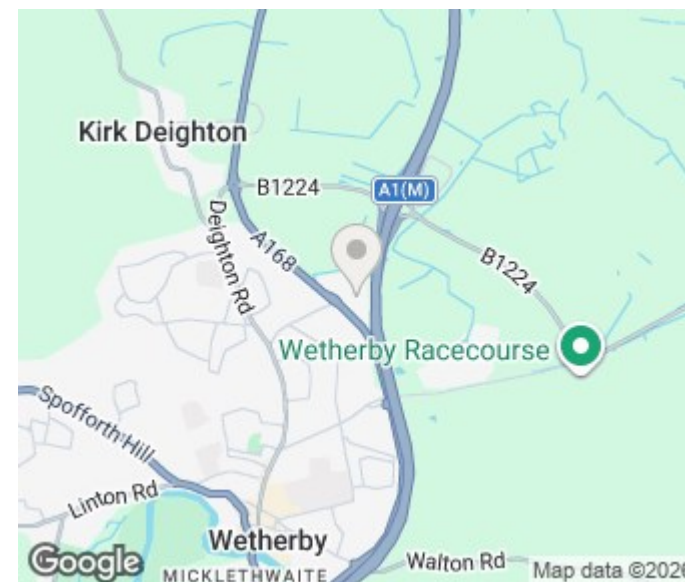
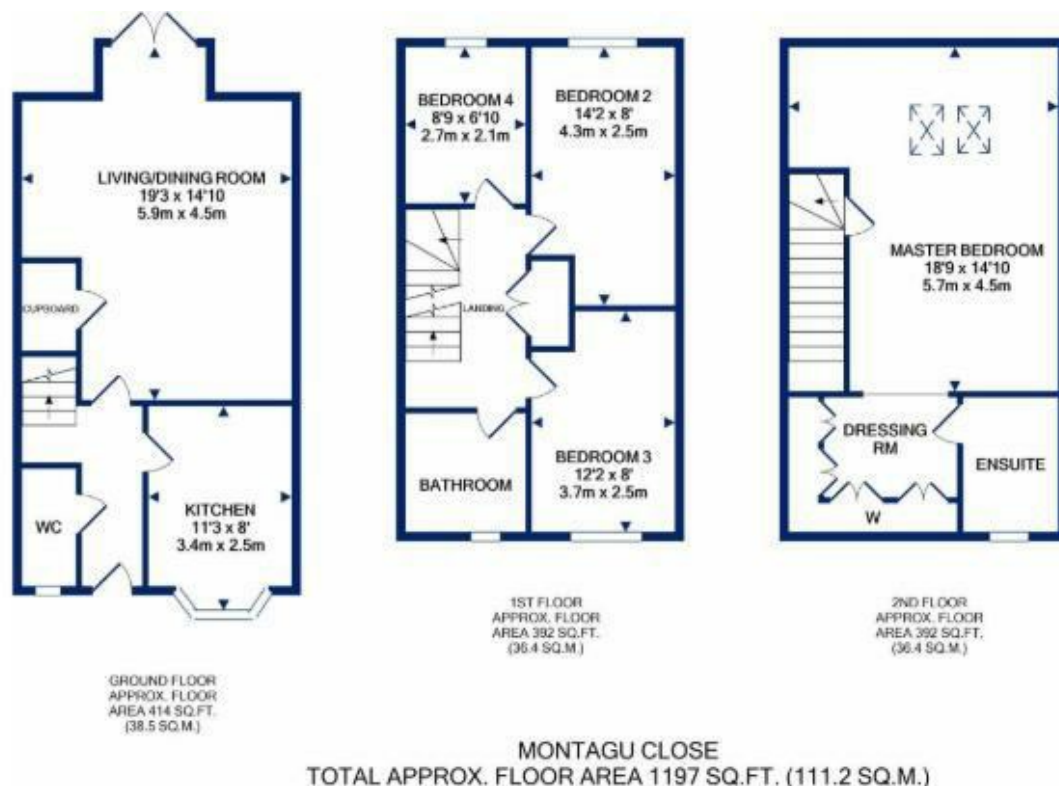
3 MONTAGU CLOSE WETHERBY, LS22 7UZ

£1,850 PER MONTH

A beautifully presented four-bedroom, three-storey semi-detached home in Wetherby, offering modern and spacious accommodation. Features include an open-plan lounge/diner, modern kitchen with integrated appliances, master bedroom with dressing area and en-suite, generous rear garden, private driveway, detached garage with EV charging and ample parking. Ideally located close to Wetherby town centre, schools, shops 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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