



## Hall Orchards Avenue, Wetherby, LS22 6SN

- THREE BEDROOM SEMI DETACHED HOUSE
- LOG BURNING STOVE
- IDEAL FAMILY HOME
- DETACHED GARAGE
- WALKING DISTANCE TO WETHERBY TOWN CENTRE
- EPC - D / COUNCIL TAX - C

**Offers In The Region Of £300,000**



# Hall Orchards Avenue, , Wetherby, LS22 6SN

## DESCRIPTION

Hunters Wetherby are excited to present to the market this three bedroom semi detached home in a highly sought after street location in Wetherby.

The downstairs accommodation offers versatile living with this fantastic open plan space, which is perfect for both entertaining and relaxing as a family. The kitchen has been well thought out and cleverly planned so that it flows seamlessly with a range of Howdens high gloss wall and base units and includes an array of integrated appliances including fridge freezer, double oven, washing machine, dishwasher, wine cooler, and induction hob with extractor over. Granite effect worktops and a sociable breakfast bar complete the space.

The lounge benefits from a large window to the front which allows for natural light to flood the space. A log burner set upon a stone hearth with solid Oak mantle is the main focal point of the room and creates a warm, welcoming and cosy feel. The dining area benefits from ample space for a sizeable dining table, with patio doors leading out to the rear garden providing the desirable indoor/outdoor feel.

Upstairs are two double bedrooms, with the master bedroom benefitting from fitted wardrobes allowing for ample storage. The third bedroom is a good sized single, or offers the light and space for a home office, as presently used for by the current owners.

The fully tiled house bathroom is comprised of a four piece white suite, including low level wc, wash hand basin, shower cubicle with rainfall shower, and a beautiful free standing bath.

Externally, the rear is mainly laid to lawn with a patio seating area perfect for enjoying a cup of tea in the sunshine in those warmer months. Mature shrubs and bushes sit to the border and a gate leads out to the driveway and garage. The property boasts ample off street parking and lovely lawned front garden, adding to the kerb appeal.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.



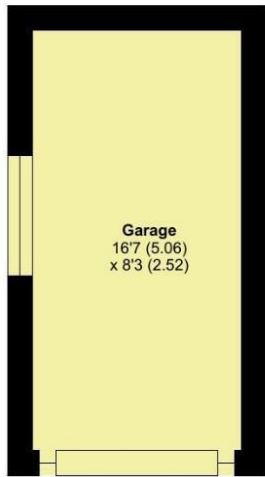




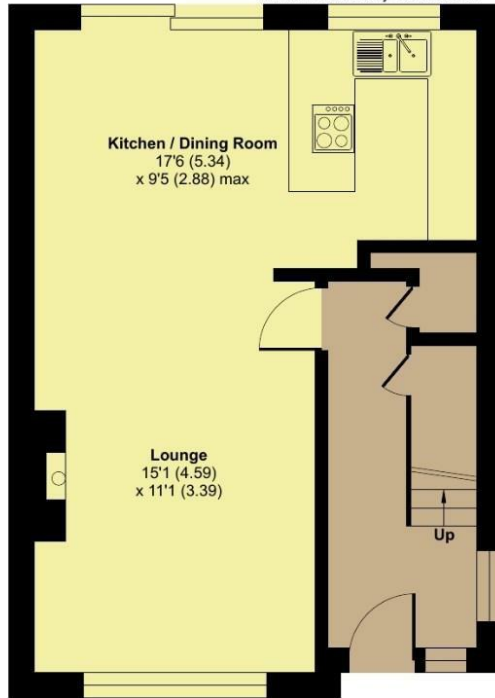
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Approximate Area = 888 sq ft / 82.4 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 1025 sq ft / 95.1 sq m

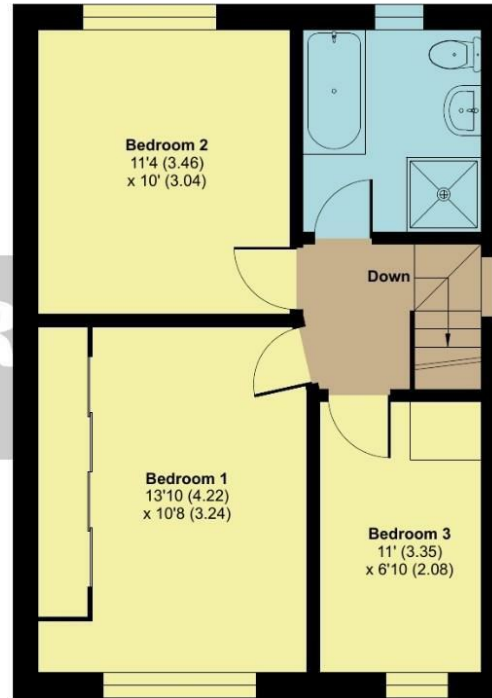
For identification only - Not to scale



**GARAGE**  
APPROX FLOOR  
AREA 12.7 SQ M  
(137 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 41.1 SQ M  
(443 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 41.3 SQ M  
(445 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Hunters Property Group. REF: 1401688

## Viewings

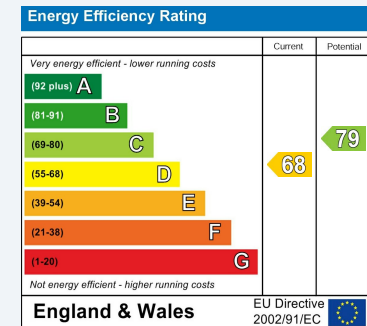
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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