



## Aire Road, Wetherby

- TWO BEDROOM SEMI DETACHED BUNGALOW
- GARAGE WITH OFF STREET PARKING
- SCOPE FOR ENHANCEMENT
- OFFERED WITH NO ONWARD CHAIN
- STUNNING COUNTRYSIDE VIEWS
- EPC RATING - D / COUNCIL TAX - C

Asking Price £275,000

Tenure: Freehold

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# Aire Road, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to present this two bedroom semi-detached bungalow in the sought after market town of Wetherby.

Upon entering the property, you are welcomed into the bright and airy kitchen, which features a range of fitted wall and base units, ideally designed to offer great cupboard space. The kitchen benefits from integrated appliances such as the electric hob, oven, washing machine and fridge freezer, whilst also boasting a sink unit which sits below a large window overlooking the side of the property. Side access can also be gained using the door in the kitchen.

Adjacent to the kitchen is the spacious living room, which boasts a large window and provides great natural light into the space. The focal point of this room is the electric fire, providing the perfect atmosphere for relaxation.

An inner hallway provides access to two double bedrooms as well as the house bathroom, with an airing cupboard providing additional storage.

The two bedrooms are both double rooms one of which has the benefit of built in wardrobes with mirrored sliding doors to offer a practical solution to storage. The second can be used as a home office/dining room or double bedroom.

A small space between the bedrooms and the conservatory offers space for adding feature furniture and with its double arch entrance is an interesting asset. The conservatory is accessible from this space and is the perfect spot for enjoying lazy mornings and sunny afternoons as the views over the stunning countryside are a WOW factor of this already beautiful bungalow.

The house shower room is comprised of a walk in shower cubicle, low level wc and hand wash basin on a vanity unit, whilst also boasting a heated towel rail.

To the rear, steps lead to the pebbled garden area, where mature shrubs and bushes populate the borders with fences also providing a boundary to neighbouring properties.

The front of the property is mainly laid to lawn with shrubs populating the area, and also offers a paved driveway which leads to a garage.

This much sought-after market town provides a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.





### 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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
		<b>62</b>	
		<b>83</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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