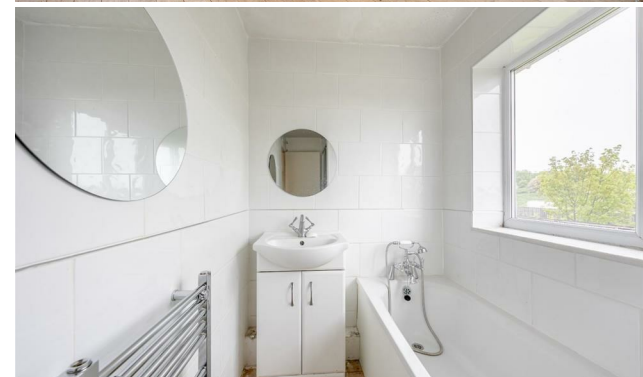




Netherdale Court, Wetherby

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER MARKET TOWN LOCATION
- IDEAL BLANK CANVAS

- NO ONWARD CHAIN
- GARAGE WITH OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - C

Asking Price £270,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Netherdale Court, Wetherby

DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom semi detached house, located in the popular market town of Wetherby.

This house offers the perfect blank canvas for those looking to put their own stamp on a property.

Upon entering the property, you are welcomed into the spacious lounge. Large windows to the front and rear allow natural light to flood in, creating a bright and airy atmosphere. An added feature of this room is the fireplace, which provides the perfect relaxation environment.

Adjacent to the lounge is the kitchen, which features a range of wall and base units. A door provides access to the rear of the property.

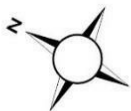
The first floor features three bedrooms and a house bathroom, and separate wc.

The house bathroom is comprised of a walk in shower, bath and hand wash basin with vanity unit.

Outside, the rear garden is mainly laid to lawn with gravelled borders and mature bushes and shrubs. The front is partially laid to lawn, with a driveway offering off street parking. Mature shrubs provide a boundary to neighbouring properties.

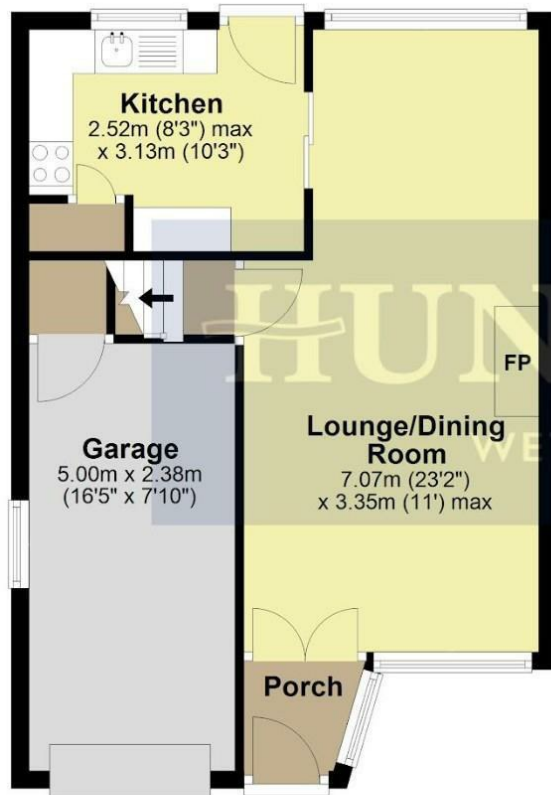
This much sought-after market town provides a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.





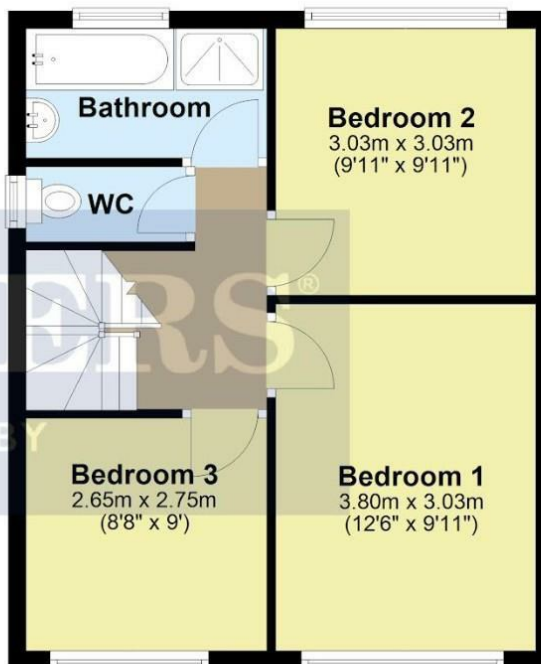
Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

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 ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
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

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

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wetherby@hunters.com <https://www.hunters.com>



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