



## Nidd Approach, Wetherby, LS22 7UJ

- THREE BEDROOM DETACHED HOUSE
- WOULD BENEFIT FROM COSMETIC UPDDATING
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- VIEWING ADVISED
- EPC RATING - D / COUNCIL TAX BAND - D

**Offers In The Region Of £330,000**





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## DESCRIPTION

Hunters Wetherby are delighted to introduce this three-bedroom detached house located on the highly desirable Nidd Approach in Wetherby. This property would benefit from cosmetic updating however presents a wonderful opportunity for those looking to create their dream home.

The ground floor consists of a lounge, dining room, kitchen and utility with downstairs toilet.

The lounge features a large window to the front of the property allowing ample natural light to fill the room and the gas fireplace which is a lovely focal point to the room.

Sliding doors open up into the dining room from the lounge allowing you to close off the rooms or open them up which would be perfect for entertaining guests.

The kitchen is currently fitted with a range of wall and base units benefitting from the added utility room with downstairs toilet.

The first floor features three bedrooms, house bathroom and separate toilet. Bedroom one benefits from fitted wardrobes, bedroom two is a double whilst bedroom three is a single.

The house bathroom consists of shower over bath, wash hand basin and storage cupboard. There is a separate toilet.

Externally, to the front of the property is the driveway, which provides off-street parking. Additionally, the garage offers further storage options.

The rear garden is predominantly laid to lawn and is complemented by a patio area, perfect for meals in the summer or enjoying a quiet moment in the sun. With a little imagination, this garden can be transformed into a stunning outdoor oasis, ideal for family gatherings or simply unwinding after a long day.

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.











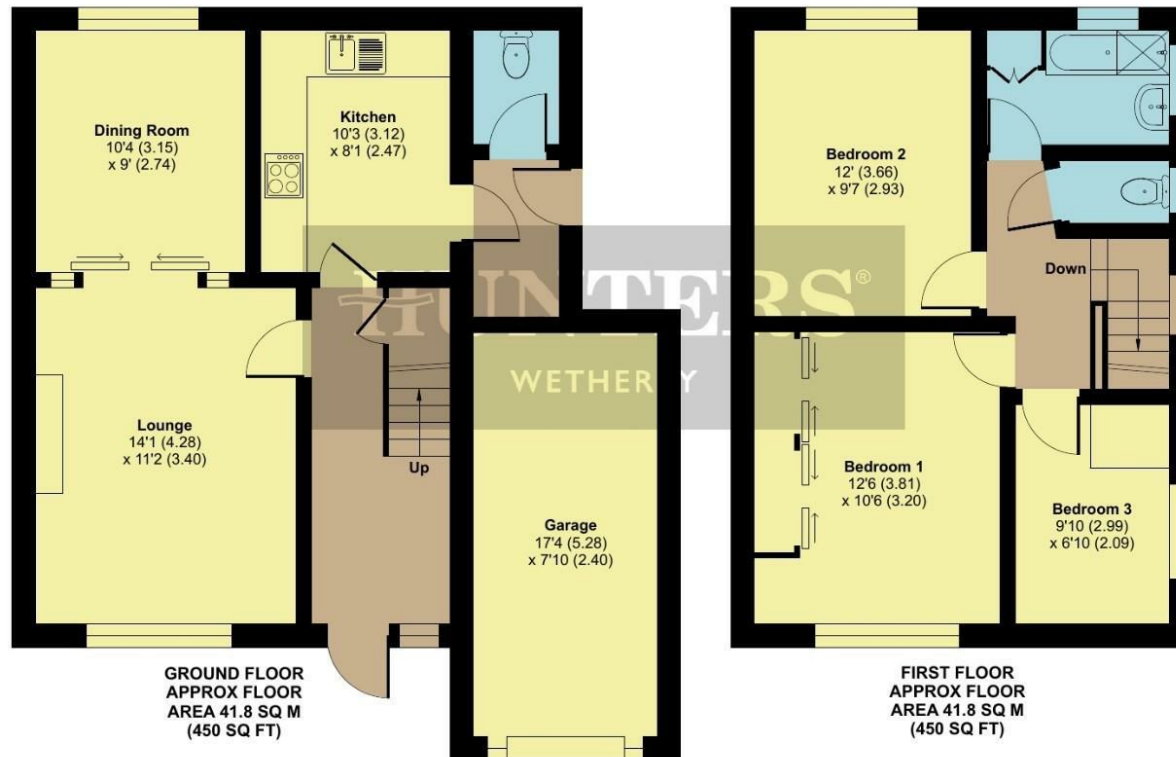
## Nidd Approach, Wetherby, LS22

Approximate Area = 900 sq ft / 83.6 sq m

Garage = 183 sq ft / 17 sq m

Total = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group REF: 1257050

### Viewings

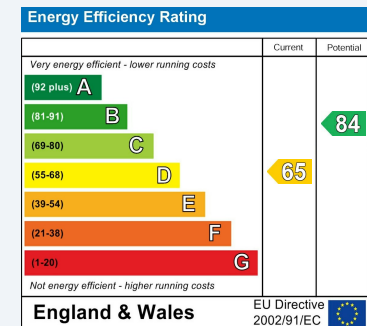
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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