HUNTERS®
HERE TO GET *you* THERE

Poplar Avenue, Wetherby, LS22 7RA

# Poplar Avenue, Wetherby, LS22 7RA

## £360,000

4 1 1 C

Hunters Wetherby are proud to present to the market this four bedroom semi detached house in the popular market town of Wetherby. This property is perfect for all buyers including those looking for a family home.

The porch provides an entrance way to the living room. This spacious room benefits from a large front window which overlooks the front of the property, as well as wooden flooring that spans across both the living room and kitchen.

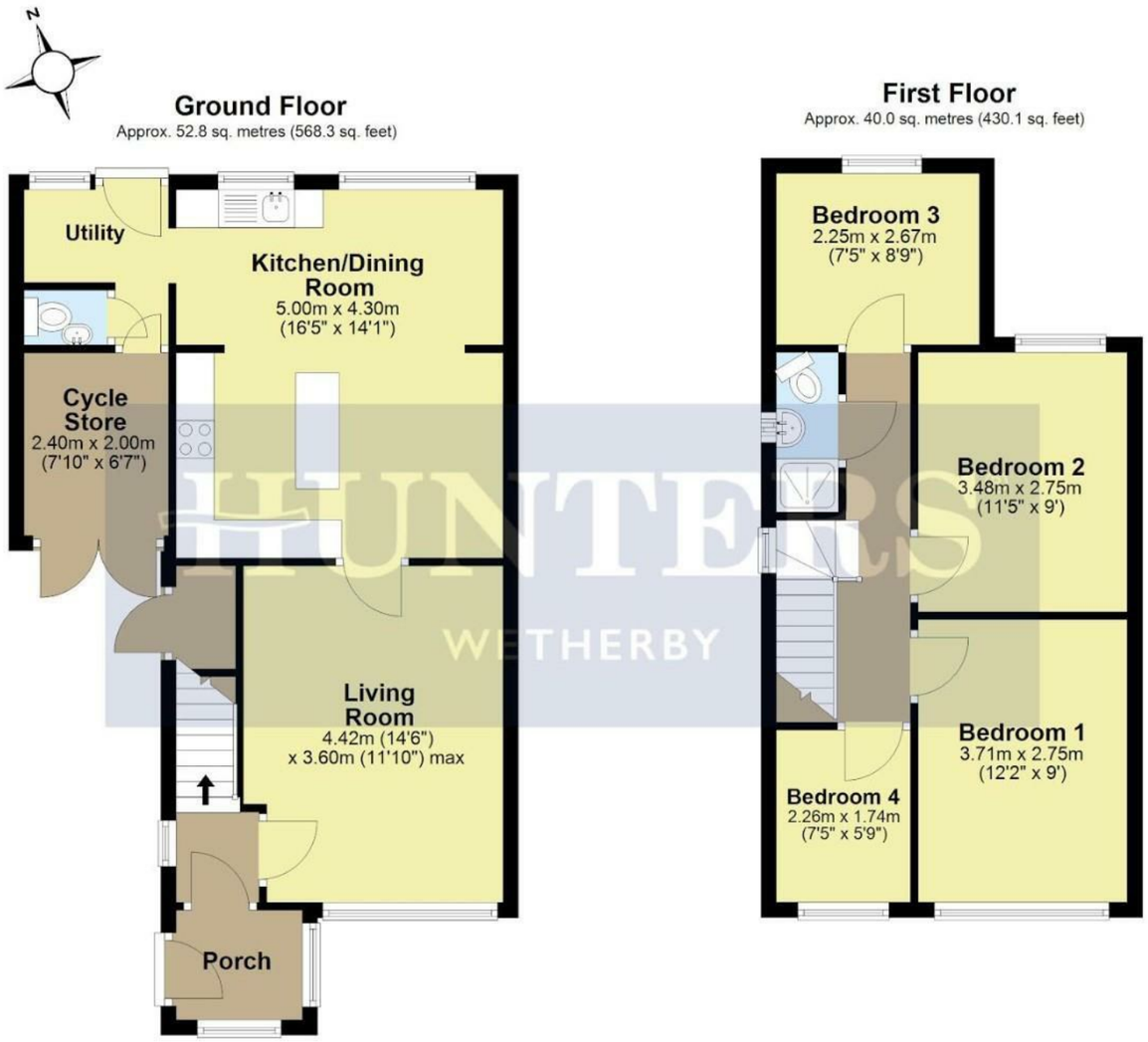
The large kitchen diner is the ideal space for family dining, and includes space for a fridge/freezer. A range of cream wall and base units are complemented by solid wood work surfaces, and the inclusion of a kitchen island provides additional surface and storage space. A one and a half sink unit sits beneath a double window which overlooks the rear of the property. Integrated appliances such as the electric oven, grill and hob, as well as the tiled splashback add to the sleek finish of this room.
A utility room benefits from plumbing for a washing machine and space for a dryer and also features a downstairs wc.

The first floor boasts four bedrooms and a house shower room.
The main and second bedrooms are both well sized doubles, with the main bedroom benefitting from a large window providing great natural light.
The third and fourth bedrooms are sizeable singles.

The house shower room is comprised of a corner wc, hand wash basin and shower cubicle.

To the rear, the garden is mainly laid to lawn with mature shrubs, bushes and trees to the borders making this the perfect space to relax in those warmer summer months.
The front of the property features a manicured lawn which sits beside the tarmac driveway which provides ample off street parking, and leads to the cycle store which can also be accessed from the utility.

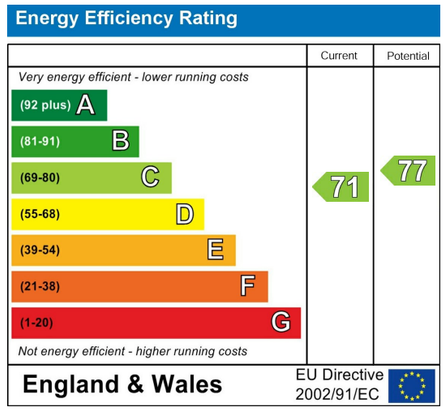
Tenure: Freehold
Council Tax Band: C

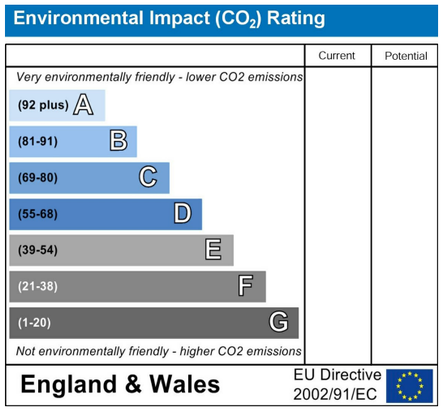



Total area: approx. 92.7 sq. metres (998.3 sq. feet)

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

- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER MARKET TOWN OF WETHERBY
- IDEAL FAMILY HOME
- CLOSE TO SCHOOLS AND SHOPS
- DRIVEWAY
- EPC RATING - C / COUNCIL TAX BAND - C




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.

HUNTERS®
HERE TO GET *you* THERE

5a Market Place Wetherby, LS22 6LQ Tel: 01937 588228
Email: wetherby@hunters.com