



Kings Meadow View, Wetherby

- ONE BEDROOM TERRACED HOUSE IN WETHERBY
- LOW MAINTENANCE GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- MEZZANINE STYLE FIRST FLOOR
- EPC RATING- D / COUNCIL TAX-B

Asking Price £170,000

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DESCRIPTION

Hunters Wetherby are proud to present to market this one bedroom terraced house in the sought after location of Wetherby.

Upon entrance of the property, you are welcomed through the hallway into the ground floor which is comprised of a living-diner, kitchen, house bathroom and storage cupboard.

Initially, you are met with the bright house bathroom which is made up of a built in bath with shower attachment and a tiled wall. As well as this the bathroom consists of a low level W/C.

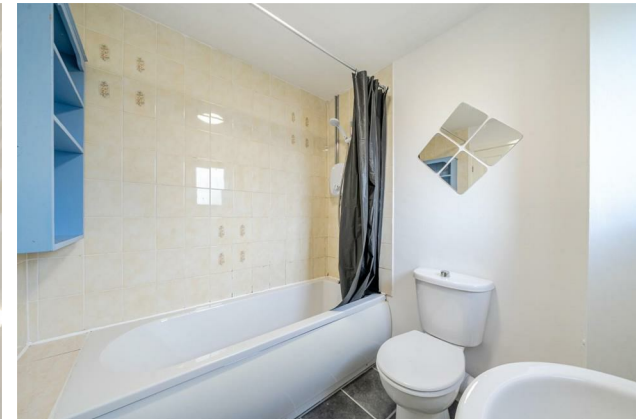
Moving through the home, you arrive at the living-dining area. This generous space is enhanced by natural light during the day, creating a bright and airy atmosphere.

Graduating through into the kitchen, this space is thoughtfully designed with a range of wall and base units that provide ample storage. The kitchen has an integrated oven, Lamona electric hob and space for a washing machine and dishwasher making it a practical and functional space.

Upstairs, the property opens onto a mezzanine style level where you will find a well proportioned double room complete with fitted wardrobes.

Externally, this property features a laid to lawn garden which is neat and manageable with a paved footpath towards the door. This home also features an allocated parking space.

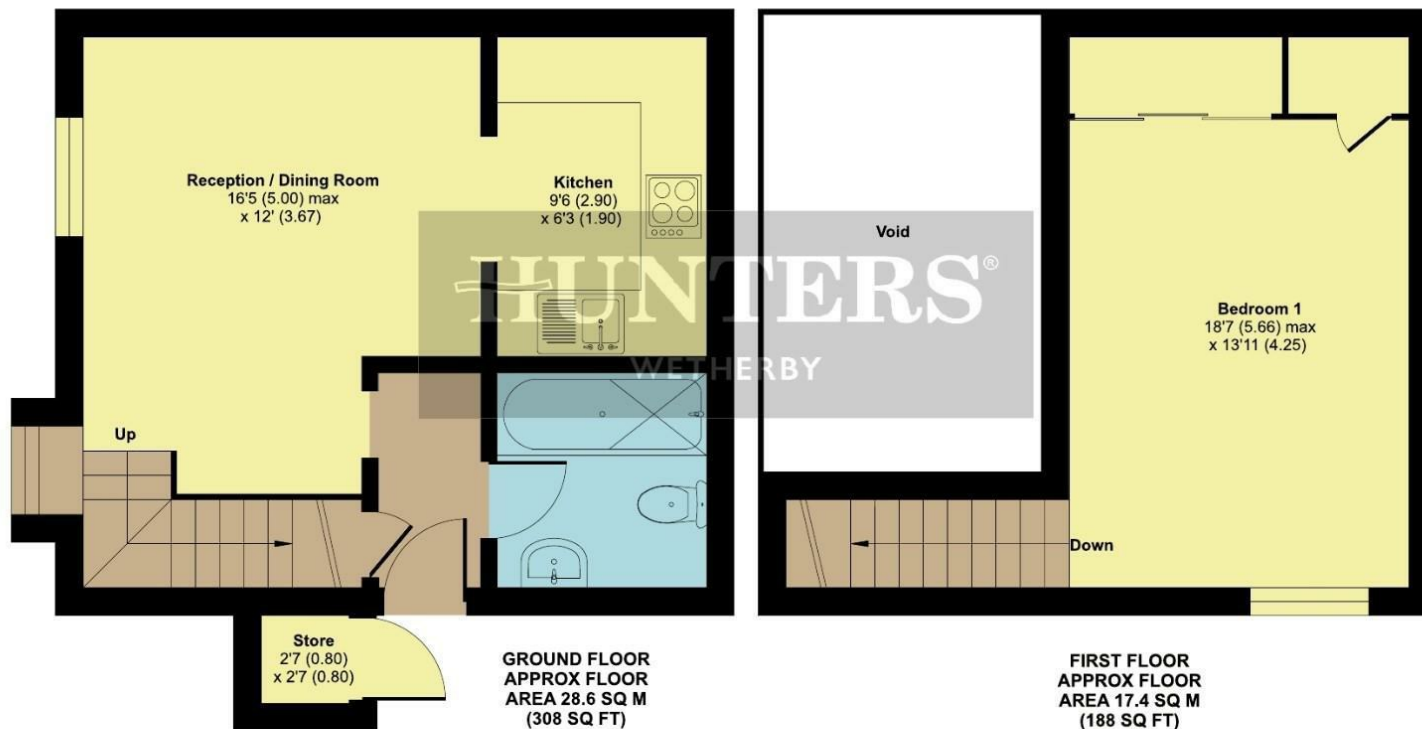
Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.





Kings Meadow View, Wetherby, LS22

Approximate Area = 496 sq ft / 46 sq m (excludes void)
Outbuilding = 7 sq ft / 0.6 sq m
Total = 503 sq ft / 46.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters Property Group. REF: 1355370

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: B

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 | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | 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 | | 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

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