



## Third Avenue, Wetherby

- BEAUTIFULLY PRESENTED END OF TERRACE HOME
- SPACIOUS LOUNGE AND A BREAKFAST KITCHEN
- MODERN, RECENTLY FITTED BATHROOM
- 5 BAR GATED DRIVEWAY
- CORNER PLOT
- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDENS

**Asking Price £250,000**

**HUNTERS®**

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# Third Avenue, Wetherby

## DESCRIPTION

In the heart of Wetherby lies this beautifully presented end of terrace home. The current owners have taken care to ensure the property has been well maintained and have, over the years significantly improved the property.

Adopting a generous corner plot the property is accessed by a five-bar gate which leads to the stunning landscaped gardens. Entrance to the property is at the side via the composite entrance door and leads to the generous sized lounge with a central marble fireplace and gas fire and modern breakfast kitchen. The kitchen is fitted with plenty of storage and boasts an integrated Hotpoint convection micro-oven and separate fan assisted oven. A 5-ring gas hob with extractor, integrated tumble drier and integrated fridge/freezer. Plumbing for a washing machine is also fitted. The preparation surfaces is fitted with granite and has a modern splash back with matching sills. A seating area with horizontal contemporary radiator and space for dining table. The dual aspect provides plenty of light along with a further composite door that leads to the garden.

Stairs then lead to the first floor landing with access to the loft via ladders and two useful storage cupboards. Bedroom one with dual aspect and wood panel border. Bedroom two is also a double bedroom with built in storage and dual aspect.

The stunning bathroom which has been recently fitted is set to a white suite consisting of a paneled bath with central mixer tap, electric Aqualisa shower over, a low level flush WC with hidden cistern and wash basin with vanity unit. Tiled walls and a glass shower screen. Chrome heated towel rail.

The garden has been landscaped beautifully with raised shrub beds and railway sleepers. A scattering of flower beds and rockery along with plenty of lawn for play. The enclosed garden at the rear which you can access via the timber gate is laid with brick patio and a raised seating area along with timber shed. Access for emergency only gate to the rear.

There is plenty of parking via the driveway for several vehicles.

The property also has potential for further extension (subject to check and necessary planning permissions)

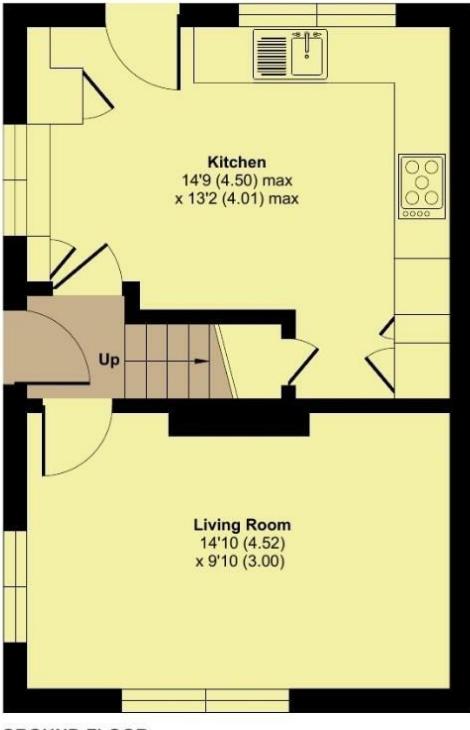




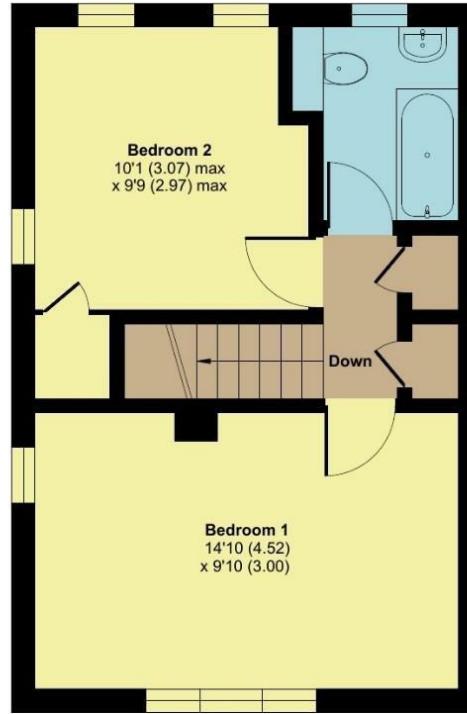
# Third Avenue, Wetherby, LS22



Approximate Area = 712 sq ft / 66 sq m  
For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 33 SQ M**  
**(356 SQ FT)**



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 356 SQ M**  
**(33 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 906676

## 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

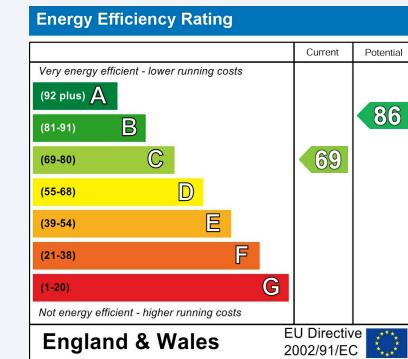
Tel: 01937 588228 Email:

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



## 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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