



## Don Avenue, Wetherby

- DETACHED FOUR BEDROOM PROPERTY
- STUNNING REAR GARDENS
- GARAGE AND DRIVEWAY

- NO ONWARD CHAIN
- BREATH TAKING VIEWS
- TAX BAND E / EPC D

**Asking Price £395,000**

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HERE TO GET *you* THERE

# Don Avenue, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to market this charming four bedroom detached house with stunning rear gardens and expectational views of 'Kirk Deighton'.

Upon entering the property, you are welcomed into a hallway with stairs leading to the first floor. The spacious living room benefits from from sliding patio doors leading to the rear garden and a focal point for the room is a gas living flame fire with wood surround and marble insert and hearth.

The breakfast kitchen is fitted with a range of wall & base units and a gas hob with electric oven. There is space for a slimline dishwasher, washing machine and tumble dryer and fridge freezer. A downstairs W/C completes the ground floor.

To the first floor there are three good sized bedrooms and a bedroom which is currently used as an office. Two of which benefit from fitted furniture and one which has access to additional storage and one which has stunning views. The shower room has a walk in shower cubical, low level w/c and sink basin.

There is an attached garage and driveway.

The main feature of this property is the STUNNING garden which is laid mainly to lawn with mature shrubs , borders and an apple tree. There is a paved patio area which provides the perfect place to sit and admire the views over Kirk Deighton.



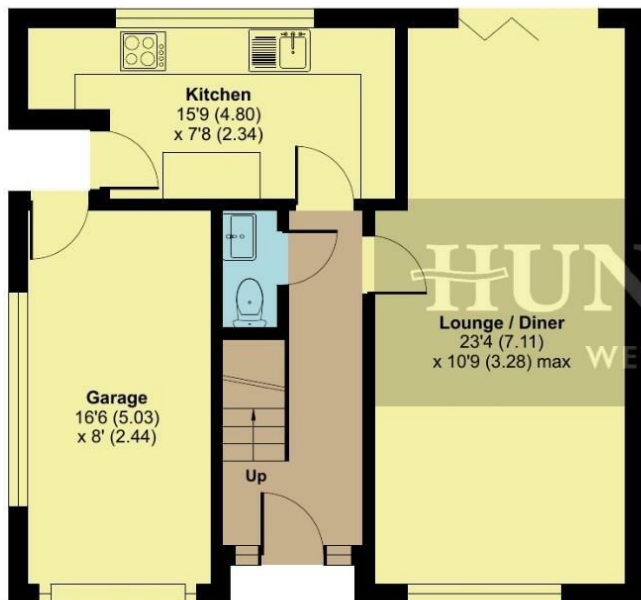




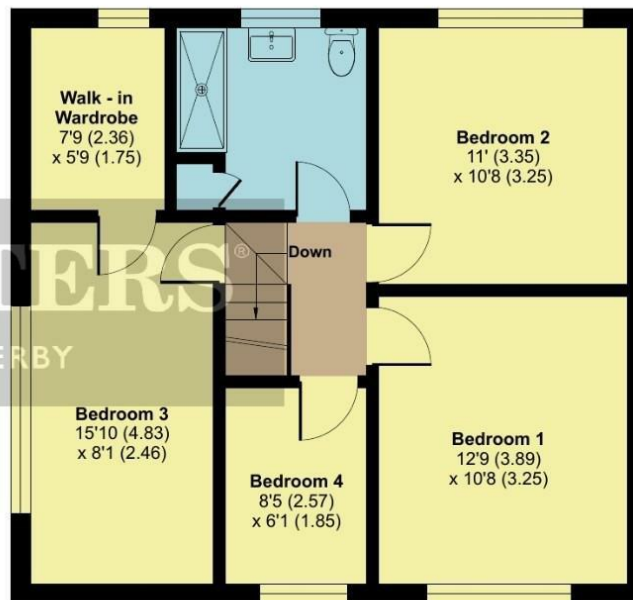
## Don Avenue, Wetherby, LS22

Approximate Area = 1183 sq ft / 110 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR /  
GARAGE**  
APPROX FLOOR  
AREA 53.2 SQ M  
(573 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 56.6 SQ M  
(610 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 978412

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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