



Glenfield Avenue, Wetherby

- BEAUTIFULLY PRESENTED THROUGHOUT
- RECENTLY EXTENDED
- BI-FOLDING DOORS TO THE REAR

- STUNNING KITCHEN DINER
- STUDIO CABIN
- EPC - C

Offers Over £350,000



Glenfield Avenue, Wetherby

DESCRIPTION

A stunning three bedroom home, situated within the well served market town of Wetherby. With an extensive range of local amenities on its doorstep, such as shops, bars, cafe's and restaurants, along with schools for children of all ages. Wetherby has excellent transport links to Harrogate and the major cities of York and Leeds, ideal for the commuter.

This beautifully presented home consists of, a light and airy entrance hall with a staircase to the first floor and solid oak doors leading to the lounge and kitchen diner. The lounge has a feature fireplace and gas lit fire for cozy evenings, the recently fitted and extended kitchen dining area, is finished to an incredibly high standard, with top of the range Neff integrated appliances and Bi-folding doors to the rear garden. Returning to the stairs the first floor landing with doors to all three bedrooms and recently replaced house bathroom.

Stepping out from the Bi-Folding doors to the landscaped south facing garden you can enjoy the patio and astro turf area, giving an in-door out-door feel, ideal for sunny days and entertaining. With fence boundaries and hedge borders ensuring a private setting. The garden also benefits from a bespoke studio with bar and sitting areas which is under seperate negotiation.

To the front of the property, a gravelled area with plant borders, concrete driveway to provide off street parking for multiple vehicles.



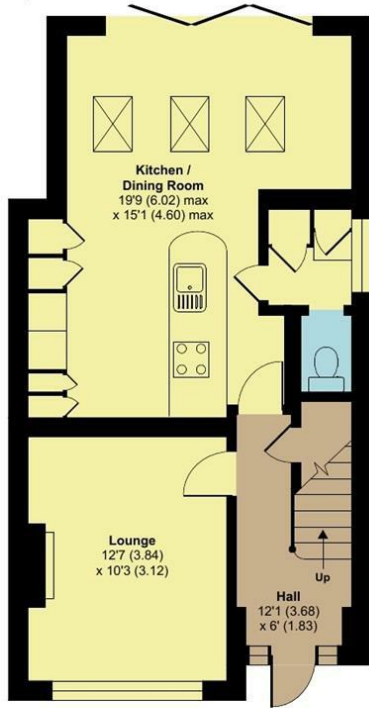




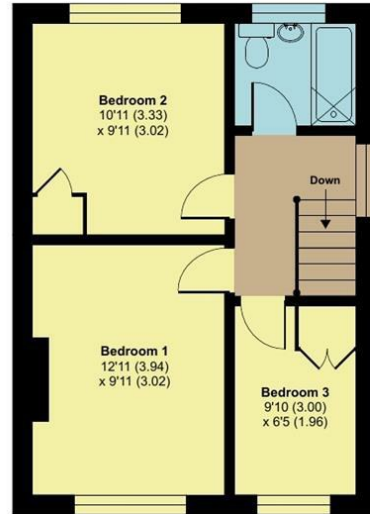
Glenfield Avenue, Wetherby, LS22

Approximate Area = 945 sq ft / 87.8 sq m
Outbuilding = 233 sq ft / 21.6 sq m
Total = 1178 sq ft / 109.4 sq m

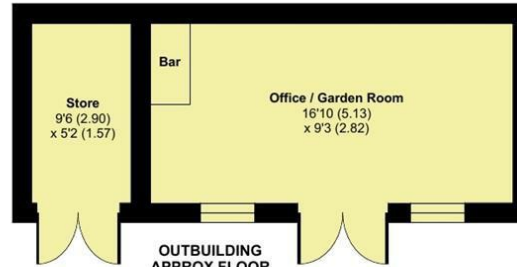
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.5 SQ M
(533 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 38.3 SQ M
(412 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 21.6 SQ M
(233 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 831299

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.

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) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

HUNTERS®

HERE TO GET *you* THERE



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