



Sandringham Road, Wetherby, LS22 6PG

- LONG TERM TENANCY
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D
- AVAILABLE FROM NOVEMBER
- WHITE GOODS INCLUDED
- COUNCIL TAX - C

£2,000 Per Month



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DESCRIPTION

Introducing an opportunity to rent a well presented three bedroom house in the highly sought-after Village of Wetherby. This residence boasts a fantastic location and convenient amenities.

The basement comprises of a store room and family room - this space is perfect for entertaining.

The first floor, is made up of the lounge and the kitchen diner. The lounge is a good sized room which provides ample space for additional recreational furniture. Moving through to the kitchen diner - this space features a range of shaker style wall and base units which provide plenty of storage space.

Graduating upstairs, the property offers three generously sized bedrooms, providing ample space for rest and relaxation. The rooms are bright, airy, and thoughtfully designed, allowing for comfortable living.

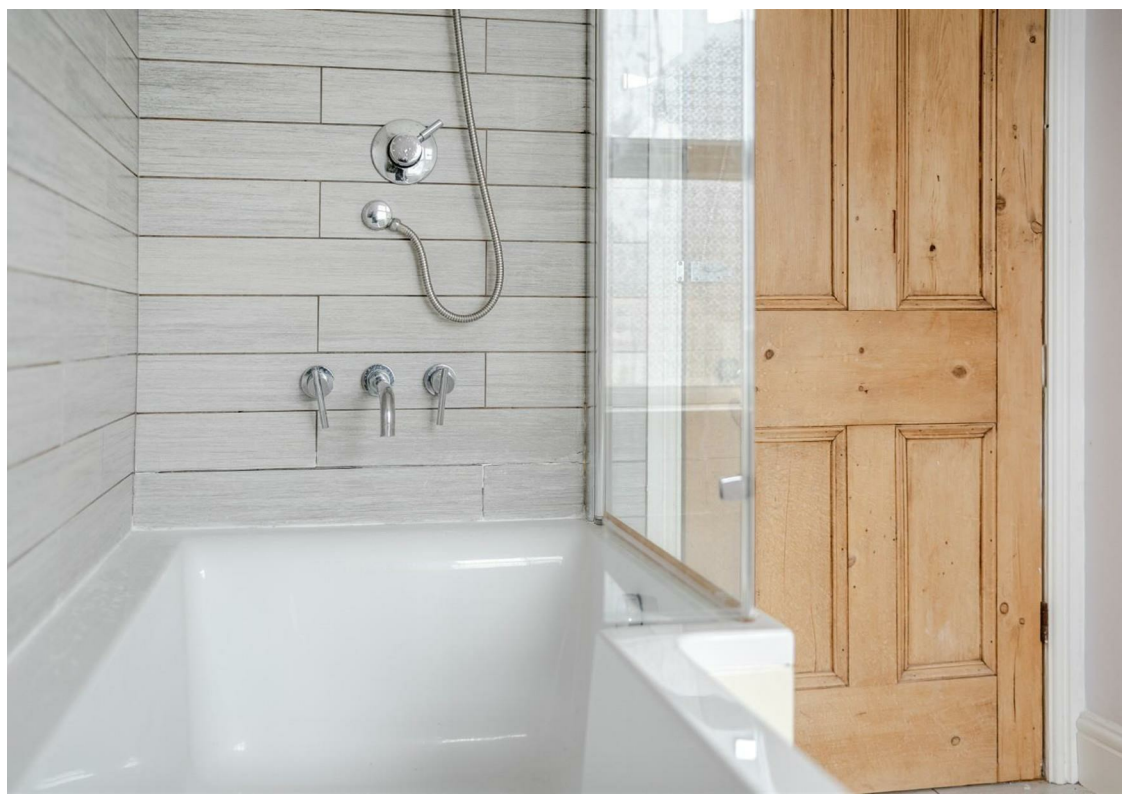
The principle bedroom offers an ensuite with a walk in shower, low level W/C, wash hand basin and heated towel rail.

The modern house bathroom is comprised of a built in bath with shower attachment, low level W/C and vanity unit.

Externally, the property benefits from a summer house which provides extra storage. The garden is made up of part patio and part lawn - a nice combination when hosting in the summer months. The front yard is well arranged with pebbled area and paved path towards the front door.

This property is opposite the recently renovated Sandringham park. 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 High school.





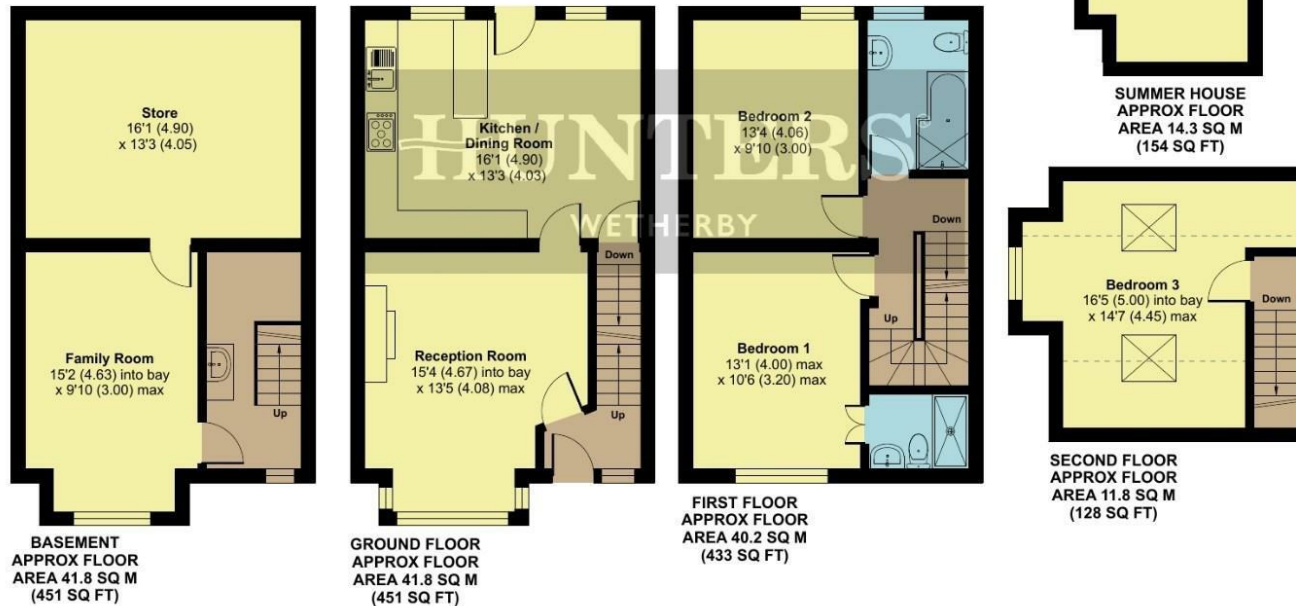
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Approximate Area = 1463 sq ft / 135.9 sq m
 Limited Use Area(s) = 90 sq ft / 8.3 sq m
 Summer House = 154 sq ft / 14.3 sq m
 Total = 1707 sq ft / 158.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1361709

Viewings

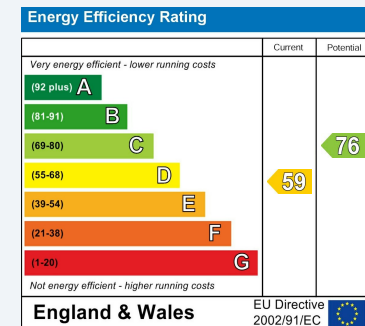
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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