



Ainsty Drive, Wetherby, LS22 7QW

- FOUR BEDROOM SEMI DETACHED HOUSE OFFERED WITH ONWARD CHAIN
- CLEVERLEY EXTENDED
- GARAGE AND DRIVEWAY
- CORNER PLOT
- IN NEED OF COSMETIC UPDATING
- COUNCIL TAX BAND- C / EPC RATING D

Offers Over £299,000



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DESCRIPTION

HUNTERS WETHERBY ARE PLEASED TO PRESENT THIS PROPERTY WITH NO ONWARD CHAIN!

This extended four bedroom semi detached house which sits on a corner plot offers well proportioned rooms but is in need of updating.

The ground floor consists of hall way, living room with bay window, kitchen area that leads to the conservatory and a w/c.

The kitchen that has been recently fit with new flooring, consists of a range of wall and base units, with an integrated four ring gas hob and electric oven, the kitchen flows nicely into the naturally lit conservatory, perfect for entertaining.

The first floor of the property is a well presented space that benefits from four good sized bedrooms and a house bathroom with a shower over bath, sink basin and W/C.

To the front of the house is a large driveway with grassed area. The well proportioned rear garden is mainly lawned with a patio area which is great for entertaining in these upcoming spring and summer months.

Set in the sought after market town of Wetherby, this home is ideal for all types of buyers. Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, a mixture of primary and secondary schools, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.





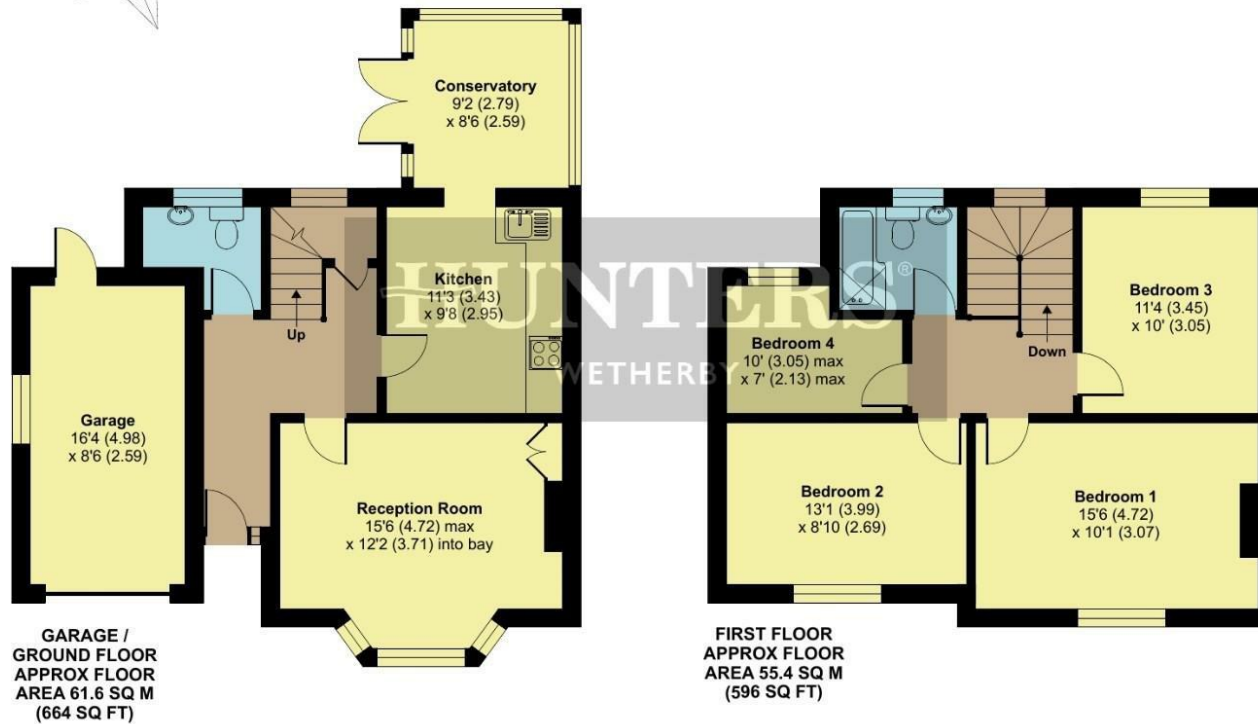
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Approximate Area = 1122 sq ft / 104.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1260 sq ft / 117 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1097608

Viewings

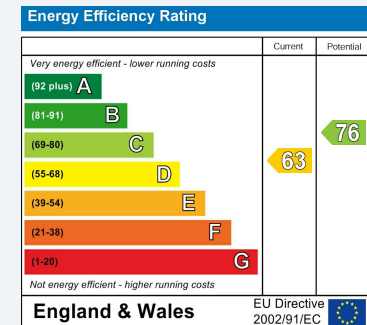
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

