



Poplar Avenue, Wetherby

- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LIVING/DINING AREA
- PRIVATE DRIVEWAY AND GARAGE

- LOCATED IN THE SOUGHT AFTER AREA OF WETHERBY
- MASTER BEDROOM WITH FITTED WARDROBES
- EPC C / TAX BAND C

£285,000

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Poplar Avenue, Wetherby

DESCRIPTION

Hunters Wetherby are proud to market this three-bedroom semi-detached home offering an inviting living space located in the sought town of Wetherby.

Upon entering, you are greeted by a welcoming entrance hall that provides access to the lounge/dining area and kitchen, creating a seamless flow throughout the ground floor.

The lounge/dining area boasts two large windows, allowing an abundance of natural light throughout space. The room features a gas fire with a neutral surround, creating a warm and inviting atmosphere and dining area provides ample space for a large table and chairs, making it perfect for entertaining friends and family.

The kitchen area is well-equipped with a range of wall and base units, providing plenty of storage space. There is room for essential appliances such as a cooker, washer, and dishwasher, ensuring convenience and functionality for everyday living.

Moving to the first floor, you will find three well-appointed bedrooms, two of which are double bedrooms. The master bedroom boasts the added benefit of fitted wardrobes, providing ample storage for your belongings. Additionally, there is a house bathroom comprising a three-piece suite, including a bath with an overhead shower, a WC, and a sink basin.

Stepping outside, you will discover a stunning rear garden. The rear of the property features a paved patio area, perfect for outdoor seating and entertaining and steps leading up to a charming gravelled area, adding character to the outdoor space.

To the front of the property, is a garage and a private driveway, offering convenient off-street parking for multiple vehicles.

Located in Wetherby, this property benefits from a fantastic location. With its close proximity to local amenities, schools, and transport links, it provides easy access to everything you need for a comfortable lifestyle.







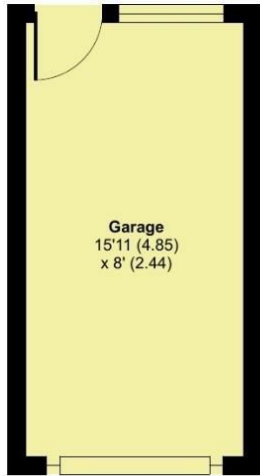
Poplar Avenue, Wetherby, LS22

Approximate Area = 782 sq ft / 72.6 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 909 sq ft / 84.3 sq m

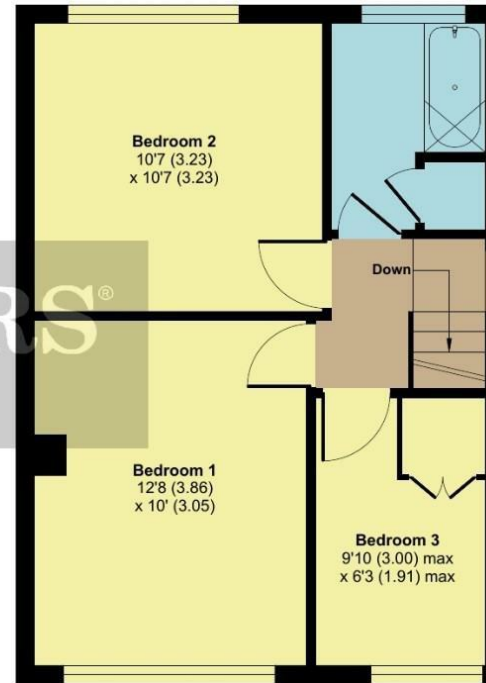
For identification only - Not to scale



GARAGE
AREA 11.7 SQ M
(127 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 36.3 SQ M
(391 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 36.3 SQ M
(391 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: 1007623

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

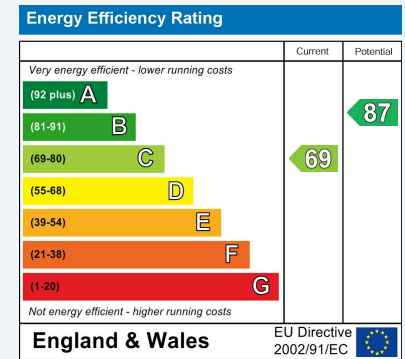
Tel: 01937 588228 Email:

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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