

## Third Avenue, Wetherby, LS22 6JR

- FOUR BEDROOM MID-TERRACE HOUSE
- ABUNDANT NATURAL LIGHT
- AMPLE STORAGE SPACE
- SHOW STOPPING KITCHEN
- INCLUDED SOLAR PANELS
- EPC RATING - A / COUNCIL TAX - B

**Asking Price £320,000**





# Third Avenue, Wetherby, LS22 6JR

## DESCRIPTION

Hunters Wetherby are proud to present this beautiful four bedroom, mid terrace house in the sought after market town of Wetherby. This property is perfect for a range of buyers - from first time buyers to downsizers, this accommodation will not disappoint.

When you enter the property, you are met with an entrance hall guiding you initially to the lounge. This is a generously proportioned space filled with natural light, courtesy of the dual aspect windows. The entire space is completed to a very high standard featuring a media wall, herringbone flooring and log burning stove making it the perfect space to relax in the evening time.

Continuing the warm and airy feel, the kitchen/diner is the heart of the home and a real showstopper. Dual aspect windows enhance the space with plenty of natural light, complemented by the stunning herringbone flooring that flows throughout the space. The kitchen area is thoughtfully designed with a range of contemporary wall and base units, offering ample storage and integrated appliances such as an electric oven, dishwasher, and fridge freezer. The kitchen further benefits from a spacious central island, complete with built-in storage and an inset sink unit as well as space for an additional dining table.

Completing the ground floor is a utility room and W/C.

Graduating upstairs you are met initially with the principle bedroom - this room is a good sized double room which is enhanced by fitted wardrobes for ample storage.

The further three bedrooms are all well proportioned double rooms and would suit as bedrooms or could also be used as a home office, gym or even a dressing room.

The house bathroom is beautifully tiled from floor to ceiling and features a panelled bath with shower attachment, pedestal sink and low level W/C.

Externally, the property features a well-presented rear garden that boasts lawn and decking space for both relaxation and entertaining, along with additional planting areas. To the front of the property is a paved path that leads to the entrance, complemented by a neatly manicured garden bordered by mature shrubs and bushes. The property benefits from solar panels and storage battery.

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 Highschool.





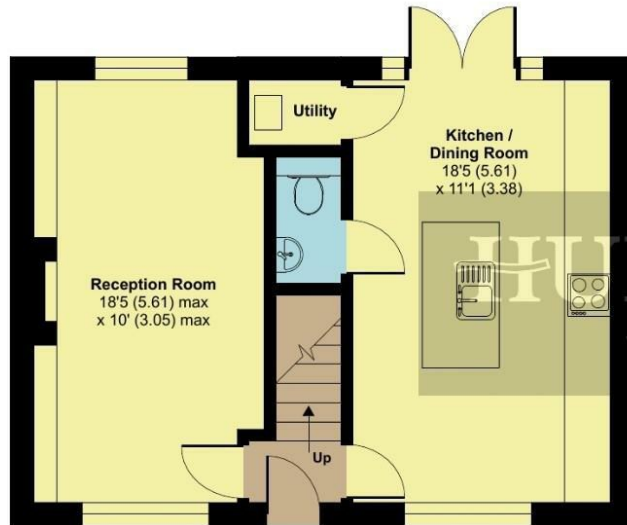




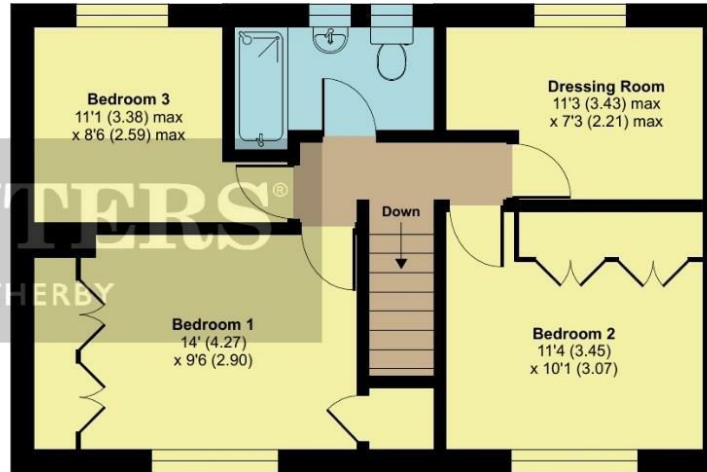
## Third Avenue, Wetherby, LS22

Approximate Area = 989 sq ft / 91.8 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 42.5 SQ M  
(458 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 49.3 SQ M  
(531 SQ FT)



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: 1388329

### Viewings

Please contact [wetherby@hunters.com](mailto: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.

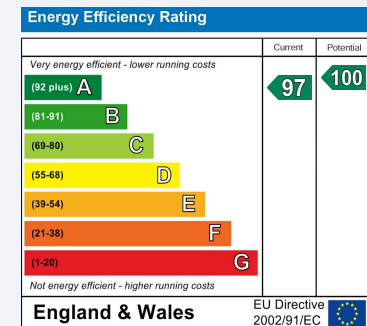


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## ENERGY PERFORMANCE CERTIFICATE

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.

