

## Law Close, Wetherby

- THREE BEDROOM END OF TERRACE
- SPACIOUS GARDEN
- POTENTIAL TO EXTEND
- OFFERED WITH NO ONWARD CHAIN
- LOACTED IN THE HEART OF WETHERBY
- OFF STREET PARKING
- EPC C / COUNCIL TAX BAND B

Offers Over £250,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Law Close, Wetherby

## DESCRIPTION

HUNTERS WETHERBY are pleased to present this well presented three bedroom end of terrace property which lies on a generous corner plot with attractive gardens to three sides.

The property is located in the vibrant town of Wetherby which offers a great selection of amenities including supermarkets, bars, pubs restaurants and boutique shops, as well as a range of excellent schools and scenic walks. Wetherby also benefits from good commuter routes to Leeds, Harrogate and York by car or public transport.

The property enters at the front into a generous reception hall with open access to the kitchen to the right. The kitchen is well presented and offers a great level of worktop space with integrated cooking appliances, breakfast bar, lots storage and access into the spacious conservatory/dining room to the rear. The roomy lounge, which can be accessed from both the conservatory and the reception hall, offers carpeted flooring, views to the front garden.

The first floor holds three bedrooms including master bedroom and double bedroom two, both with built in storage closet and views to the front and bedroom three to the rear which is a single room with views to the attractive rear garden. The house bathroom offers a three piece suite including bath with wall mounted shower, WC and wash basin.

Outside the property offers spacious gardens to three sides including enclosed rear garden with lawned area and paved patio. The front of the property benefits from a well maintained garden with a hedge to the front and single car driveway to the side.

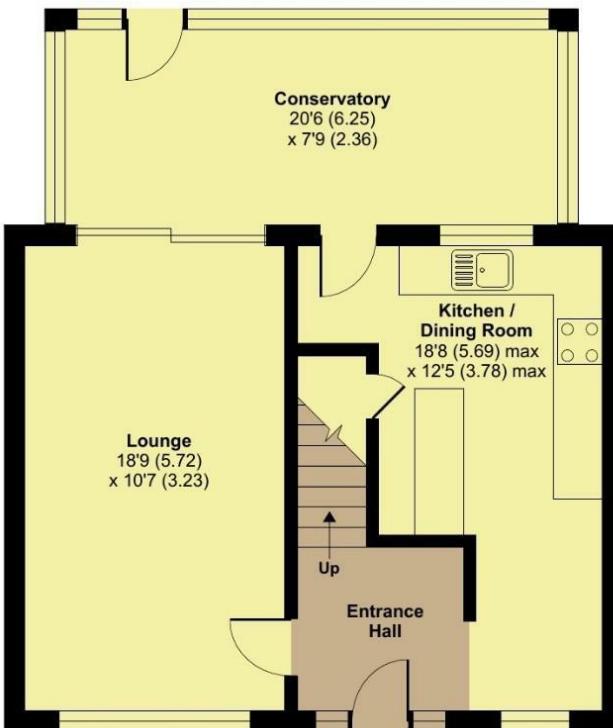




## Law Close, LS22

Approximate Area = 1076 sq ft / 100 sq m

For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 58.2 SQ M**  
**(627 SQ FT)**



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1048832

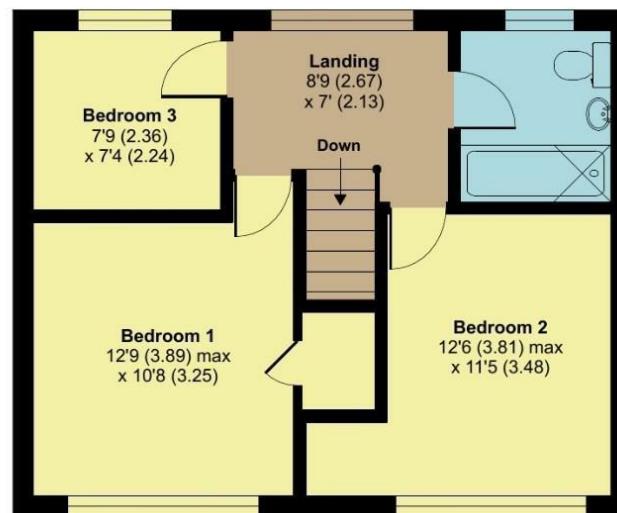
## Viewing

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>



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 41.7 SQ M**  
**(449 SQ FT)**



## 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		86
(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.

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