



## Fourth Avenue, Wetherby

- FOUR DOUBLE BEDROOMS
- DECEPTIVELY GENEROUSLY SIZED PROPERTY
- VIEWING ADVISED TO APPRECIATE!

- IN THE HEART OF WETHERBY - FLAT WALK INTO TOWN
- LOVELY QUIET NEIGHBOURHOOD
- EPC RATING C / COUNCIL TAX BAND B

**£250,000**

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



# Fourth Avenue, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to present this four-bedroom mid-terrace home in the heart of Wetherby.

On entering the property you are presented with a spacious living room which enjoys a contemporary feel with spotlights in the ceiling, windows overlook the front and back garden. There is a large dining area and storage cupboard. There is an arch which leads into the kitchen which is to the rear of the property and comprises a range of fitted base units and integrated appliances such as a gas hob, extractor, oven & grill.

The kitchen and dining area includes large storage cupboards, allowing you to store appliances such as a dishwasher, fridge freezer, and washing and drying machines. A door allows access to the rear garden.

Stairs then lead to the first floor landing with access to the loft via ladders above. The spacious master bedroom has plentiful storage and easily enjoys space for a king sized bed. The first floor comprises three more double bedrooms, the house bathroom and a separate W.C room. The house bathroom consists of a shower over bath, a sink basin and a heated towel rail.

Externally, both front and rear gardens are generously sized, being mainly laid to lawn. The property is situated in a lovely, quiet neighbourhood.

Early viewing of this lovely home is strongly advised, being deceptively generous in size, it has to be seen to be appreciated!

Located in the middle of Leeds, York & Harrogate, Wetherby has ease of access onto motorway links, being a great location for commuters. Fourth Avenue is a flat walk into the centre of Wetherby.



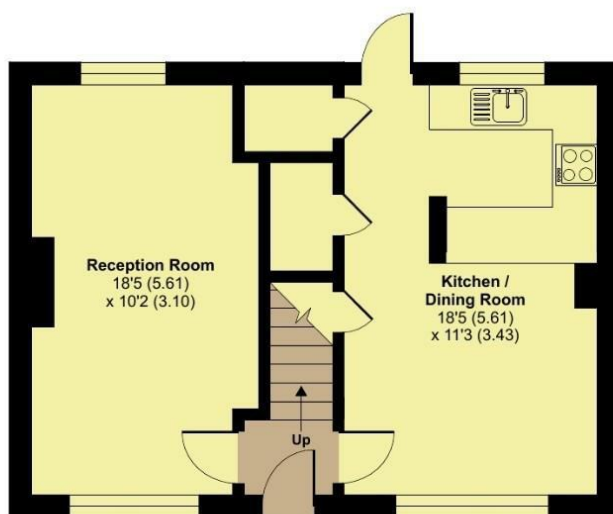




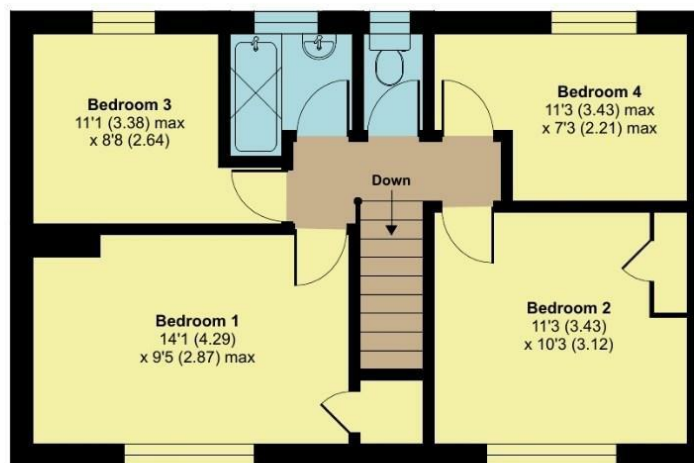
## Fourth Avenue, Wetherby, LS22

Approximate Area = 1001 sq ft / 93 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 43 SQ M  
(464 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 50 SQ M  
(537 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: 933983

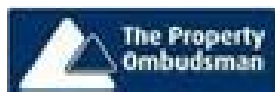
## Viewing

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

84

71

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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