



## 2 The High Street, Wetherby

- OFFERED WITH NO OWARD CHAIN
- PERIOD FEATURES
- L SHAPED LOUNGE, DINING AND STUDY
- DETACHED PERIOD COTTAGE
- MODERN KITCHEN AND BATHROOM
- EPC RATING D

Asking Price £330,000

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## 2 The High Street, Wetherby

### DESCRIPTION

A rare opportunity to purchase this spacious period cottage in the centre of Wetherby, detached and with scope to add your own touches. Enjoy the view of the River Wharfe or listen to the bandstand on sunny days entertaining the locals in this home which is within a short convenient walk into the town centre and the local amenities.

With some modernisation required this home has touches of modern features whilst keeping in line with the character you would expect of a property of this age. Exposed ceiling beams and original doors the home benefits from gas fired central heating and briefly consists of: Entrance hall, modern fitted kitchen with some integral appliances, a dining room/study, L shaped spacious lounge with open fireplace, garden room and further study area. Stairs then lead to the first floor with two bedrooms and a house bathroom. Enjoy the summer days listening to the whirring of the Wharfe sat on the decked balcony or play in the spacious green garden down the steps. Parking at the front of the property via the driveway.





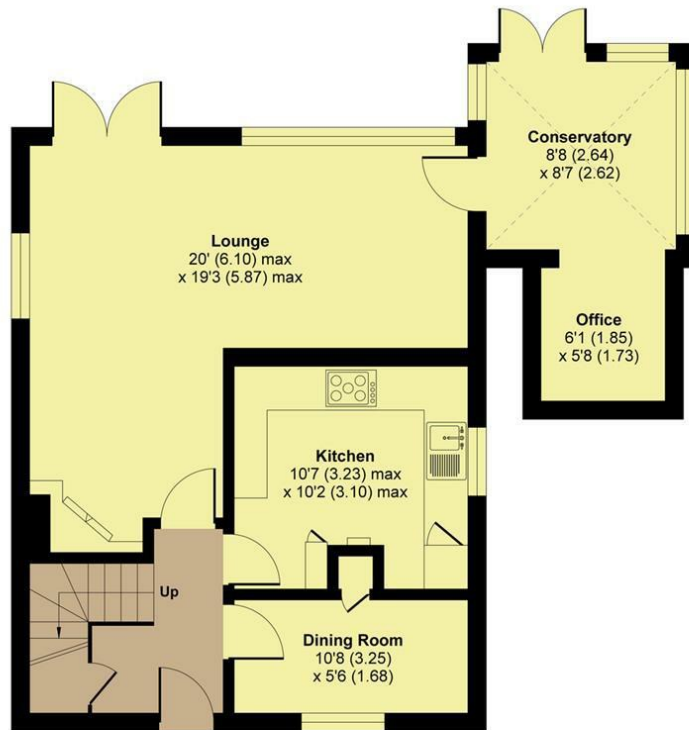




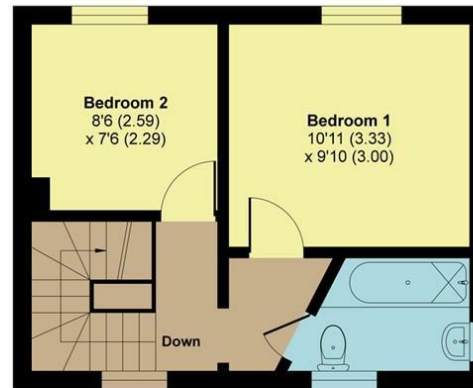
# Wetherby, Wetherby, LS22

Approximate Area = 953 sq ft / 88.5 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 59.1 SQ M  
(636 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 29.4 SQ M  
(317 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## 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>



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