



## Barleyfields Mews, Wetherby

- Beautifully presented two bedroom mid terrace house
- Low maintenance gardens to front and rear
- No onward chain
- Prime location
- Competitively priced, early viewing advised
- EPC rating D / Council tax band C

**Offers Over £200,000**

**Tenure: Freehold**

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# Barleyfields Mews, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to present this two bedroom mid terraced house in the sought after location of Wetherby!

On entering the property, you are greeted with an entrance hallway with staircase to the first floor, which leads to all the ground floor rooms, this includes the kitchen, sitting room and conservatory.

The kitchen is fitted with a range of wall and base units and benefits from an integral oven and gas hob. There is also plumbing for a washing machine/ dryer. In the kitchen is the wall mounted Valliant boiler.

Following through the property is the spacious, light and airy sitting room which is the perfect room to sit and relax with friends and family. The focal point of the room is the gas living flame fire with fire surround creating that cosy feeling.

Through the double doors from the sitting room is the conservatory which could be used as a snug room or a small dining area. The patio doors lead into the courtyard to the rear of the property which creates the feeling of indoor outdoor living.

To the first floor of the property are two bedrooms and house bathroom. Bedroom one is a double and benefits from built in storage. Bedroom two is a single room.

Finishing the first floor of the property is the house bathroom which has heated towel rail, bath, low level w/c and wash hand basin.

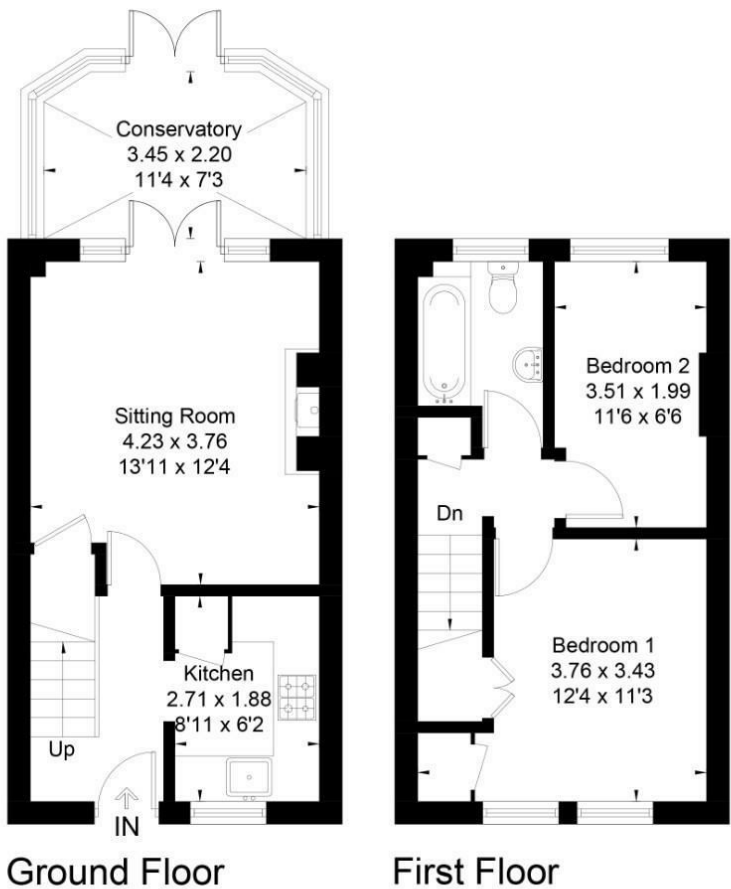
Externally, an attractive forecourt with paving, shrub borders and a decking area. A low maintenance courtyard to front with shrub borders and fenced perimeter.



Approximate Floor Area = 62.5 sq m / 673 sq ft



Council Tax: C



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80487

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		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		87	(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	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

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