



Meyrick Avenue, , Wetherby, LS22 6SP

- FOUR BEDROOM DETACHED HOUSE
- LARGE REAR GARDEN
- IN NEED OF SOME COSMETIC UPDATING
- OFF STREET PARKING AND GARAGE
- SET IN THE MARKET TOWN OF WETHERBY
- EPC RATING D / COUNCIL TAX BAND E

Asking Price £375,000



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DESCRIPTION

HUNTERS WETHERBY ARE PROUD TO MARKET THIS FOUR BEDROOM DETACHED HOUSE WHICH IS NOW NEW TO THE MARKET FOR THE FIRST TIME FOR OVER 40 YEARS! NOT TO BE MISSED!

The current vendors have replaced the roof to the front and rear, electrical consumer unit. There is a Worcester Bosch" combi boiler. A spacious four bedroom detached home situated in the popular market town of Wetherby. This home is in an ideal position with an extensive range of amenities on its doorstep, boasting local shops, cafes, bars, restaurants, and schools for children of all ages. Wetherby has fantastic links to Harrogate, York and Leeds, making it perfect for the commuter.

The property briefly consists of a light and airy entrance hall with the staircase to the first floor and doors to the main reception room, downstairs cloakroom, the lounge/diner has a feature fireplace with brick surround and tiled hearth. A generously sized kitchen/diner is fitted with a range of wall and base units. A conservatory with French doors leads to the rear garden.

Returning to the staircase, the first floor has four generously sized bedrooms and house bathroom. This home will suit many buyers, and great for those looking to put their own stamp on a great home.

To the rear, the plot is the real selling point and a high light of this property, the garden for the development is larger than average the garden is mature and well maintained with planted flower tree and shrub borders. To the front, ample off road parking for vehicles, leads to the garage / utility area



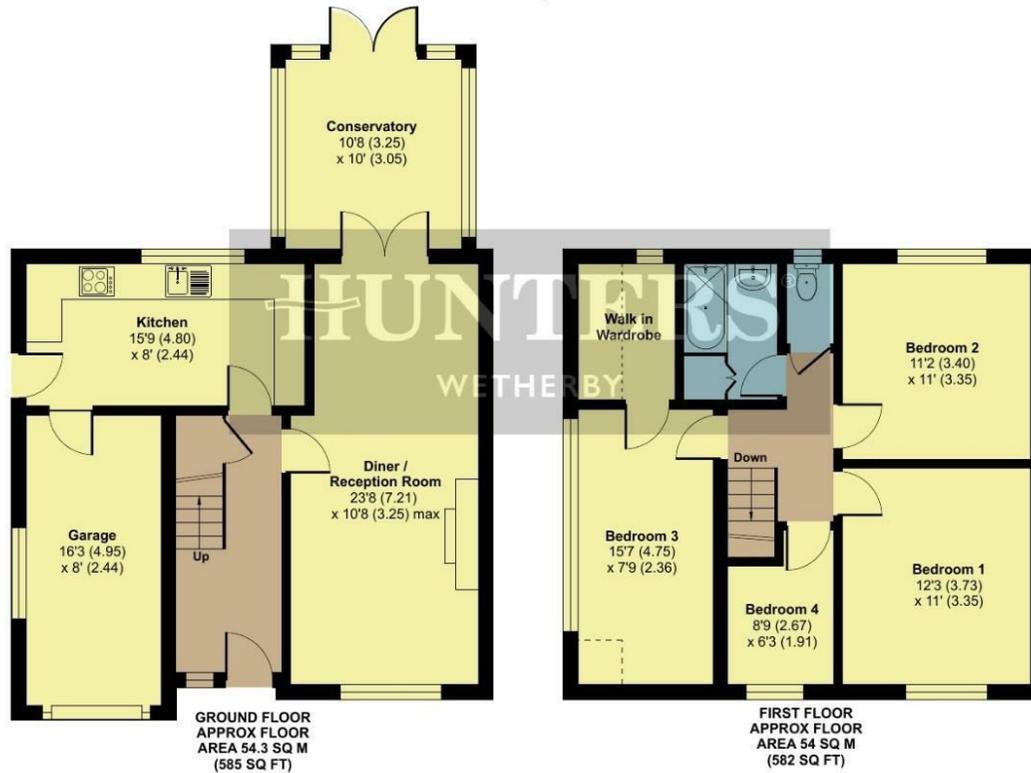


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Approximate Area = 1167 sq ft / 108.4 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1317 sq ft / 122.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1117066

Viewings

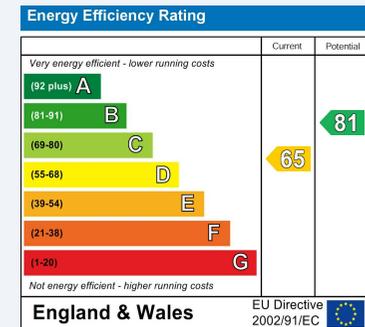
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



5a Market Place Wetherby, LS22 6LQ
 Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>