



## Fourth Avenue, Wetherby, LS22 6JW

- TWO BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING
- PERFECT FOR A RANGE OF BUYERS
- VERSITILE EXTERNAL OFFICE ROOM
- GENEROUS OUTDOOR SPACE
- EPC RATING - D / COUNCIL TAX - B

**£295,000**





# Fourth Avenue, Wetherby, LS22 6JW

## DESCRIPTION

Hunters Wetherby are proud to present to market this charming two-bedroom semi-detached house in the sought after market town of Wetherby. This property presents a fantastic opportunity for a range of buyers, perfectly suited for both first-time buyers and those looking to downsize.

On entrance of the property you will find the spacious lounge, accessed directly from the hallway, that benefits from elegant oak flooring and a feature dual-fuel log burner. This inviting lounge links effortlessly to the bright, naturally lit dining area, making it an ideal space for both hosting and relaxing with family.

The dining room is thoughtfully designed, incorporating a cleverly integrated dining table and large 'French' doors and windows.

The well-proportioned kitchen is finished with a sleek range of high-gloss units and equipped with appliances, including an electric hob, double oven, and dishwasher. There is also space available for a freestanding fridge/freezer.

The W/C and practical storage cupboard completes the ground floor accommodation.

Ascending the stairs, the principal bedroom is located to the right. This generously proportioned room is naturally well-lit and provides ample storage, including a built in and free standing wardrobe.

The second bedroom is another good-sized, bright double room, complete with practical, built-in wardrobes.

The bathroom is predominantly tiled creating a neutral, airy atmosphere and comprises a three-piece suite: a built-in bath with an overhead rainfall shower, a pedestal wash hand basin, and a low-level W/C.

The property benefits from a bespoke, all season composite home office, complete with decking, and overhanging canopy. This useful, well-proportioned space is highly versatile and can easily accommodate a variety of needs.

The exterior of the property offers excellent outdoor living space. To the rear, a large garden features both lawn and a welcoming patio area. Further up the garden, a charming pebbled seating area provides additional space for relaxation and entertaining, increasing the home's appeal for hosting. To the front of the property, a generous pebbled driveway offers ample off-street parking for multiple cars, as well as a garage, EV charge point, neat front lawn and a paved pathway leading directly to the front door.

Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.









## Fourth Avenue, Wetherby, LS22

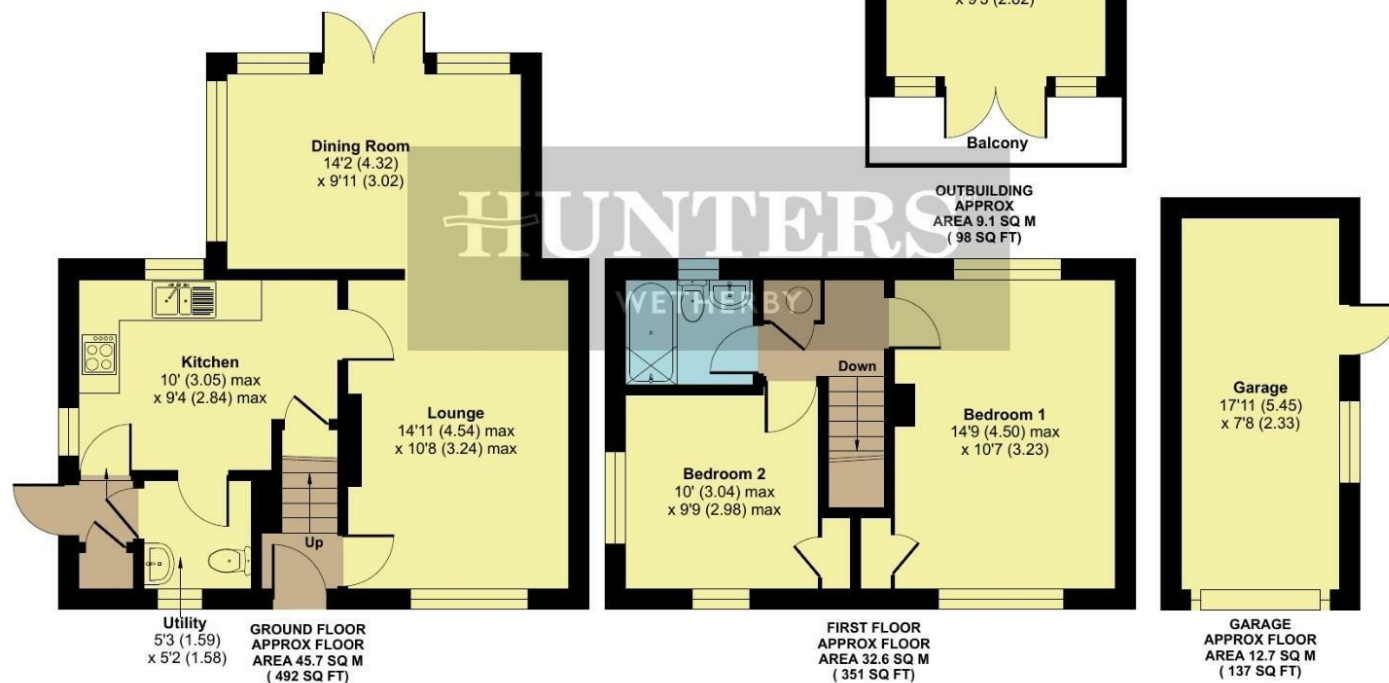
Approximate Area = 843 sq ft / 78.3 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 98 sq ft / 9.1 sq m

Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1380331

### Viewings

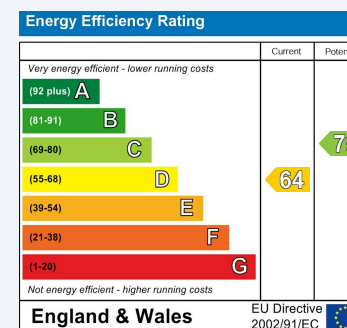
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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