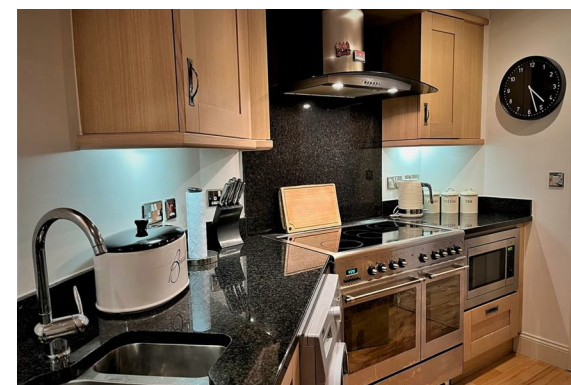




81 Mickleshwaite Grove, Wetherby

- BEAUTIFULLY PRESENTED
- TWO SPACIOUS BEDROOMS
- WITHIN WALKING DISTANCE OF WETHERBY
- FINISHED TO A HIGH STANDARD
- OPEN PLAN KITCHEN AND LIVING AREA
- FANTASTIC LOCAL AMENITIES

Offers Over £255,000

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81 Mickleshwaite Grove, Wetherby

DESCRIPTION

A beautifully presented first floor apartment, with lift access within walking distance of an extensive range of local amenities in the well-served market town of Wetherby, including an array of local shops, cafes, restaurants and bars.

The apartment is also within close proximity of Wetherby Leisure Centre and tennis courts.

The property is in an ideal position for commuting to York, Leeds and Harrogate.

The property briefly consists of: A spacious entrance hall with lift access to all floors and intercom calling. The apartment is finished to an incredibly high standard, a lounge area with a bay window to the front aspect, a modern kitchen area fitted with wall and base units and breakfast bar. Two spacious double bedrooms and a bathroom with separate bath and shower.

The apartment is river facing with both allocated and visitor parking.





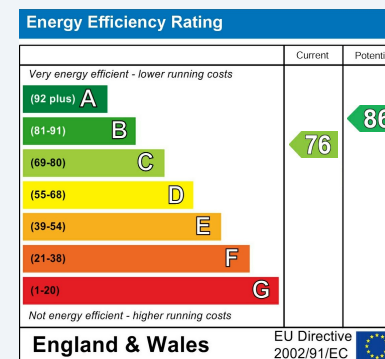


TOTAL APPROX. FLOOR AREA 687 SQ. FT. (63.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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 North Park Road, Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com www.hunters.com

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