



68 Ainsty Crescent, Wetherby

- EPC RATING D
- FINISHED TO A HIGH STANDARD
- EXTENSIVE SIZED PLOT
- WELL PRESENTED THROUGHOUT
- SKILLFULLY EXTENDED

£315,000

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68 Ainsty Crescent, Wetherby

DESCRIPTION

In the popular residential development of Ainsty Crescent lies this delightful semi-detached home. The property offers fantastic space and living accommodation. This property is ideally positioned with easy links to Harrogate, Leeds and York- perfect for the commuter. The property also boasts an excellent array of schools, pubs, restaurants, cafe's, bars and shops close by.

Stepping into the property to a light and welcoming entrance hall, leads to the spacious family lounge with a window to the front aspect and sliding doors to the conservatory. A modern high gloss fitted kitchen with extensive storage a range of integrated appliances. This home has been skillfully extended including a further side hallway and the convenience of an office, utility and downstairs W.C.

Stairs then lead to the first floor landing, Bedroom One, Two and Three are spacious rooms. The bathroom offers space and light and set with a bath with shower, WC and wash basin.

The property is set in a highly desirable plot, with tarmac driveway to provide off street parking for multiple vehicles with a wrought iron gate, hedge boundaries and lawn area with shrub borders.

The driveway leads to an attached garage with up and over door and electrics.

A stunning rear garden with an extensive lawn area and a summer house, the ideal space for sunny days and entertaining. With mature trees and shrub borders, with fence boundaries and gravelled area.

Both the front and rear benefit from useful outside electricity and cold water supply.



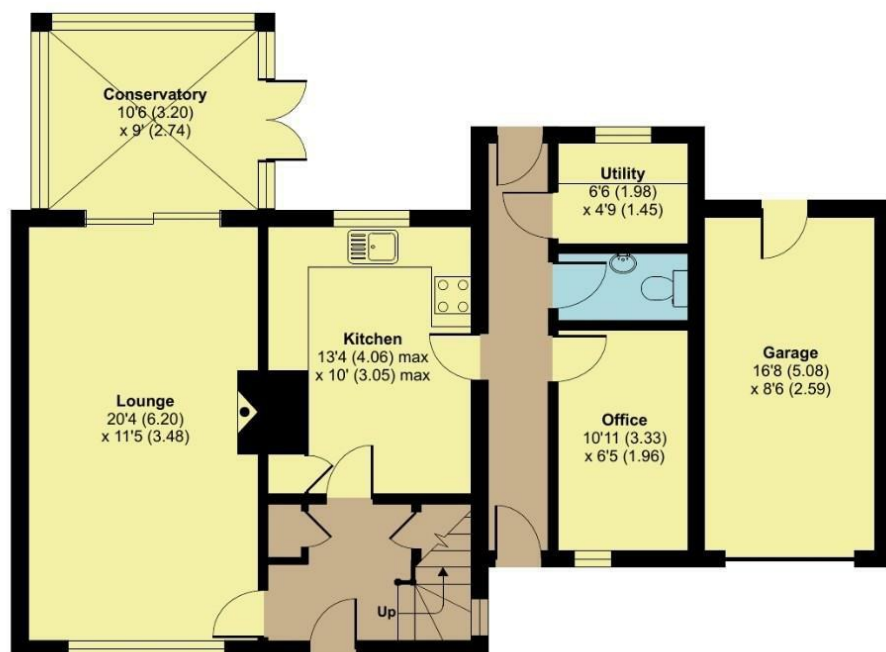




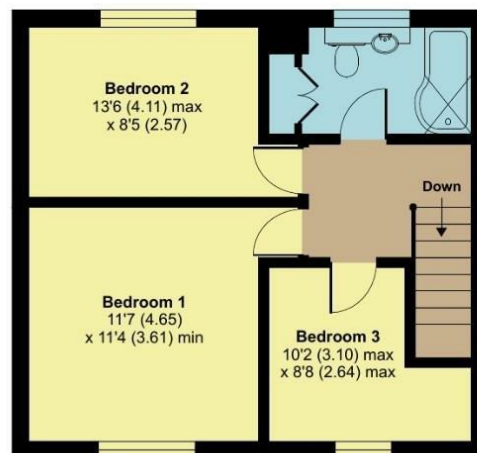
Ainsty Crescent, Wetherby, LS22

Approximate Area = 1391 sq ft / 129.2 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 86.7 SQ M
(933 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.5 SQ M
(458 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 865410

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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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