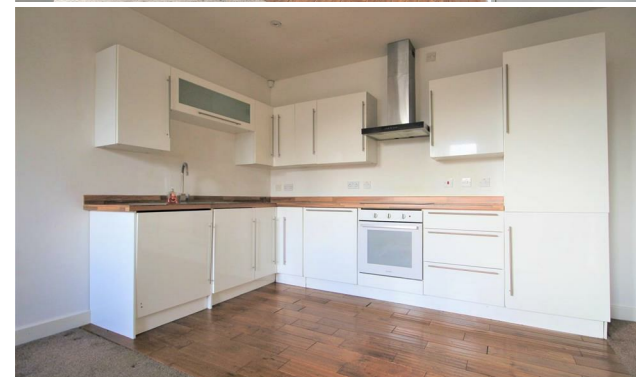




First Floor 14-16 Market

- FIRST FLOOR APARTMENT
- MODERN FIXTURES AND FITTINGS
- EPC RATING D

- DOUBLE BEDROOM
- UNFURNISHED WITH WHITE GOODS

Tenure:

£775 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

First Floor 14-16 Market Place Wetherby

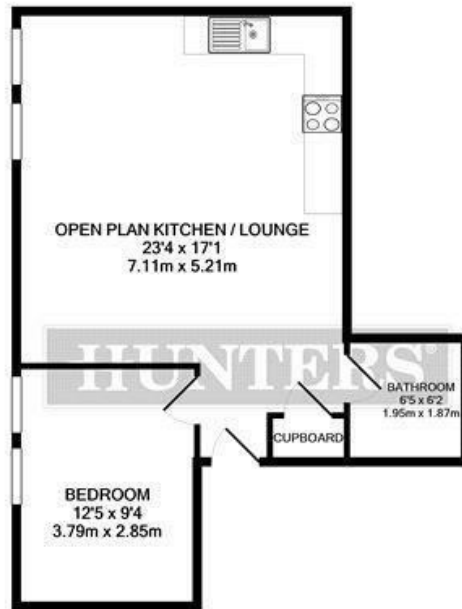
DESCRIPTION

This one bedroom apartment boasting modern fixtures and fittings and located within the centre of Wetherby, providing bus stop on your doorstep and all the amenities of Wetherby, briefly comprises; open plan lounge, kitchen and diner with integrated fridge, freezer, electric cooker and hob and washing machine. One double bedroom with fitted blinds. Fully tiled bathroom with three piece suite; shower over bath and heated towel rail features. Storage cupboard. Intercom system. Electric heating.

Please note there is no parking provided with this property.



Council Tax: A



TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 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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Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,

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

Rating	Running Costs (£/year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions (g/kWh)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ 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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