



Syke Road, Wetherby

- THREE BEDROOM MID TERRACE HOUSE
- OPEN PLAN KITCHEN/DINER
- GOOD SIZE ROOMS

- NO ONWARD CHAIN
- IN NEED OF SOME COSMETIC UPDATING
- EPC RATING C / COUNCIL TAX BAND B

Offers Over £175,000



Tenure: Freehold

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Syke Road, Wetherby

DESCRIPTION

Hunters Wetherby are pleased to market this three bedroom mid terrace house in central Wetherby that is perfect for those who are wanting to put their own stamp on.

The property which is offered with NO ONWARD CHAIN comprises of a large lounge with a feature fire place with electric fire and a double aspect windows allowing lots of natural light.

The well sized kitchen/diner is a great space and has a range of wall and base units, integrated electric oven and gas hob. There is plumbing for a washing machine and space for fridge freezer.

To the first floor of the property consists of three bedrooms two of which are doubles and a single. The house bathroom features a bath with shower over, wash basin and low level toilet.

To the front of the home is the garden which is mainly lawned with a patio pathway. The rear garden also has a patio path and stoned area with a small decked area..

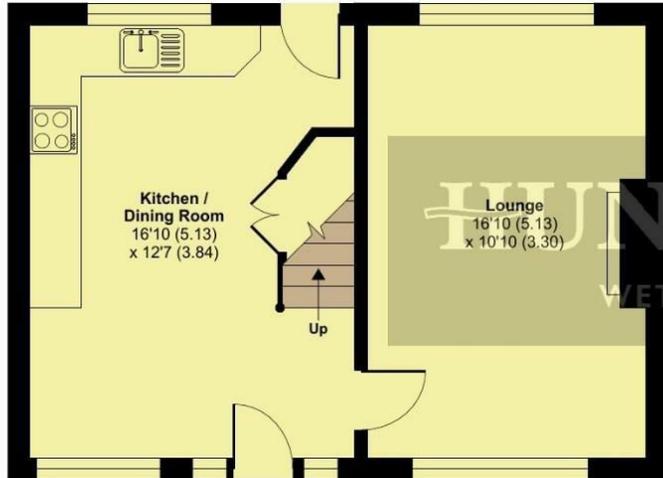
Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.



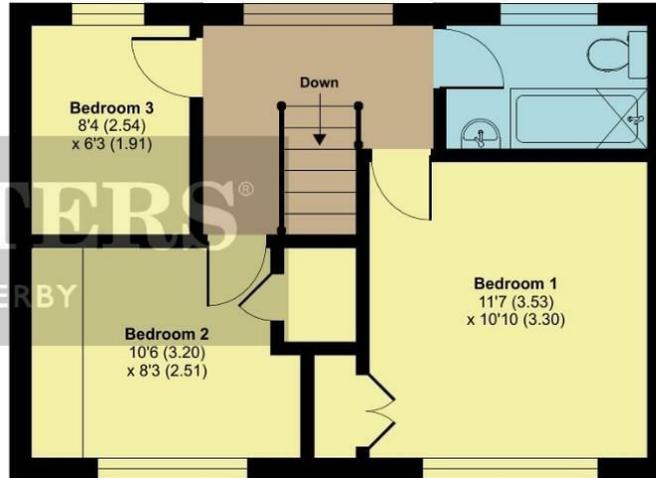
Syke Road, Wetherby, LS22

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 37.5 SQ M
(404 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 37.5 SQ M
(404 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1106438

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,

Tel: 01937 588 288 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: B

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B		71	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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