



## High Street, Wetherby

- GROUND FLOOR TWO BEDROOM APARTMENT
- AVAILABLE NOW
- COUNCIL TAX BAND C
- SOUGHT AFTER VILLAGE LOCATION
- OFF STREET PARKING
- EPC RATING C

**£795 Per Calendar Month**

**Tenure:**

**HUNTERS®**  
HERE TO GET *you* THERE



# High Street, Wetherby

## DESCRIPTION

Hunters are pleased to offer to the rental market this well presented two bedroom ground floor apartment in the sought after Clifford area.

The apartment is part of a well maintained complex and is located in the attractive village of Clifford. Nearby Boston Spa and Wetherby provide many amenities, and there is also easy access to Leeds and York for those commuters who want village life!

The apartment briefly comprises: double glazing and central heating throughout, entrance hall, security phone intercom, lounge, fitted kitchen, master bedroom with fitted wardrobes, single bedroom and family bathroom. Outside are communal gardens and off road parking.

This property is offered unfurnished - Available December  
- CALL NOW TO BOOK YOUR VIEWING  
Council Tax Band - C EPC BAND C





Council Tax: C

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

### 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>



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