







St. James Street, Wetherby

Tenure: Freehold

- TWO BEDROOM MID TERRACE HOUSE
- NEUTRALLY DECORATED THROUGHOUT
- LOW MAINTENANCE GARDEN
- OFFERED WITH NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D / COUNCIL TAX - C

Asking Price £279,950

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St. James Street, Wetherby

DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom mid terrace house close to all the local amenities, in the highly sort after market town of Wetherby.

Upon entering the property, you are welcomed into the lounge, full of period charm. This is the ideal space for relaxation, with high ceilings and a traditional open fire making a cosy atmosphere and creating a warm space for family living. Stairs from this room provide access to the first floor where a spacious double bedroom, dressing room/office and house bathroom can be found.

Through the lounge is the spacious kitchen diner, which features a range of fitted wall and base units, alongside integrated appliances such as the oven and hob. Ample space is also available for a dining table as well as a fridge freezer. Patio doors provide access to the rear garden as well as allowing natural light to flood this room.

To the first floor, bedroom one provides a spacious double room with ample space for bedroom furniture, and features a window which provides great natural light into the property and a lovely view of St James Church.

The partially tiled and modern house bathroom is comprised of a low-level WC, hand wash basin and bath with shower over, and also benefits from a heated towel rail.

The first floor also boasts a dressing room/office, ideal for those requiring extra space or working from home.

The second double bedroom can be accessed via a staircase from the dressing room/office. This spacious room offers bright and airy living.

The property also offers the added convenience of a large cellar. This could be a great space for additional storage, a third bedroom, utility, games room or snug.

Externally, the rear garden boasts a low maintenance patio with pebbled boarders and potted shrubs. It is bordered by stone walls, fencing, and large double gates for privacy. These gates can be opened to increase the space when entertaining. There is an outside tap. The front of the property offers a small garden area with stonewalls, an immaculate evergreen hedge and iron railings. From here, steps lead up to the front door.

The property comprises gas central heating, double glazing and the roof was fully replaced in 2009.

Wheelie bins - Beyond the house boundary, behind the rear garden gates, there is an approximately 2 meter wide passageway which wraps around the terrace. This is where the bins are stored and provides access to the house gates and the rear private garden.

This property benefits for up to two resident parking permits for the resident only spaces in the adjacent car park on St James Street. This car park also offers free 24/7 parking for additional vehicles. Street parking is available directly outside the property from 6pm to 8am Monday to Saturday and all day Sunday.

St James Street car park
Free of charge 24/7
40 spaces including 8 permit only spaces and 2 disabled spaces

Crossley Street car park
Free for up to 2 hours between 8am and 6pm Monday to Saturday and all day Sunday
Free from 4pm to 10am Monday to Saturday
Free from 4pm Saturday to 10am Monday
82 spaces including 8 EV spaces and 5 disabled spaces

Street parking
St James Street:
Free from 6pm to 8am Monday to Saturday
Free from 6pm Saturday to 8am Monday

Northgates:
3 – 4 spaces outside Fox Saddlers – free for 1hour between 8am and 6pm Monday to Saturday and all day Sunday
Free from 5pm to 9am Monday to Saturday
Free from 5pm Saturday to 9am Monday

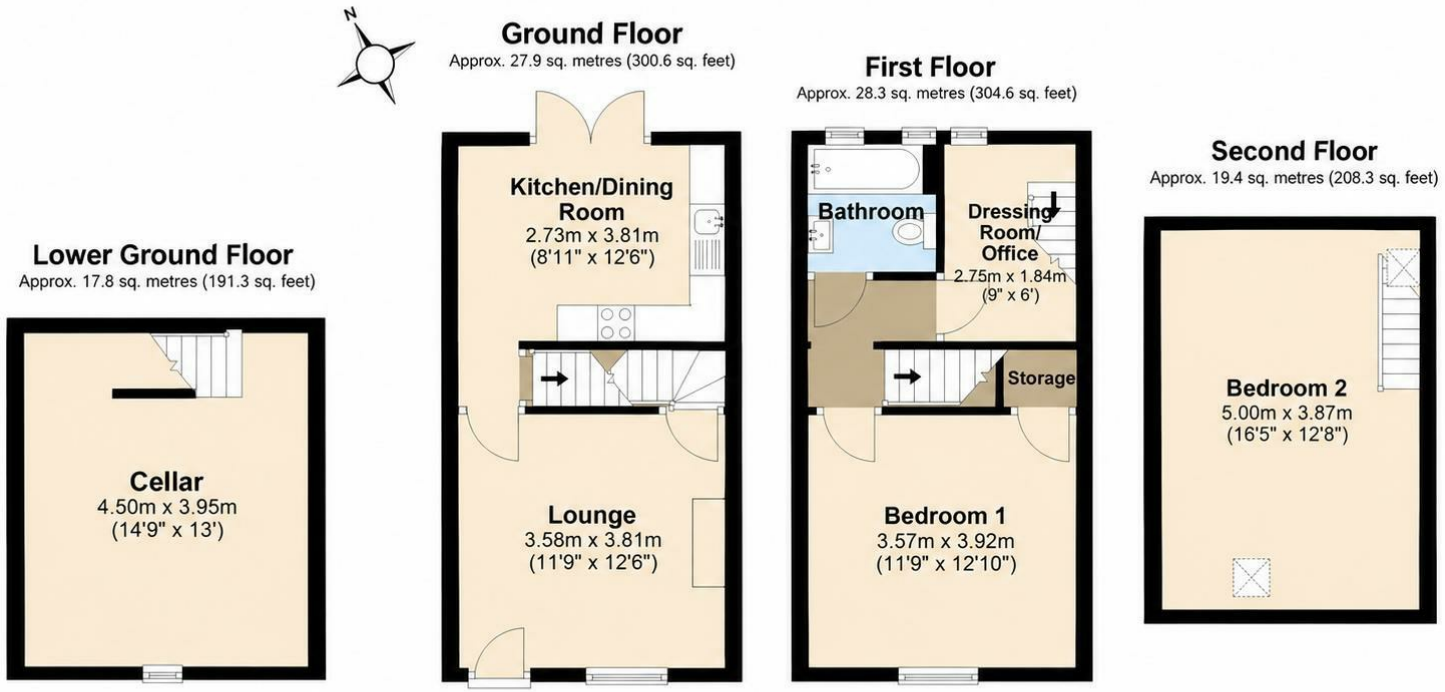
Total spaces: 125 including 8 permit spaces, 8 EV spaces and 7 disabled spaces











Total area: approx. 93.4 sq. metres (1004.8 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

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 Wetherby, LS22 6LQ
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

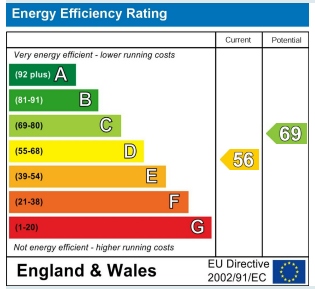
The Property Ombudsman

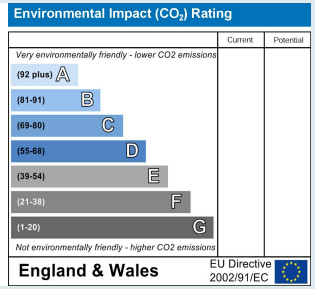
APPROVED CODE TRADINGSTANDARDS.UK

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.





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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