DACRE, SON & HARTLEY
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9 Second Avenue, Wetherby, West Yorkshire, LS22 6JN

This tastefully upgraded three bedroom mid-townhouse with off road parking and enclosed rear gardens enjoys a convenient location within level walking distance of Wetherby town centre.

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dacres.co.uk







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Guide Price: £315,000

- Convenient central neighbourhood
- Attractive through sitting room
- Separate dining room
- Well-appointed kitchen
- Three family bedrooms
- Two second floor "bonus" rooms
- Stylish house bathroom
- Parking and enclosed rear gardens







General remarks

This conveniently located family home with smart rendered front elevations, gas fired heating and PVCu double glazing is ideally situated close to schools for all age groups and the town centre.

An entrance lobby gives access to an impressive through sitting room with a feature fireplace incorporating a cast iron stove and French doors opening to rear gardens.

A separate dining room is an ideal space for entertaining and doubles as a play / family room or home office. The ground floor layout is completed by a well-appointed kitchen with fitted cabinets, worksurfaces and integrated cooking appliances.

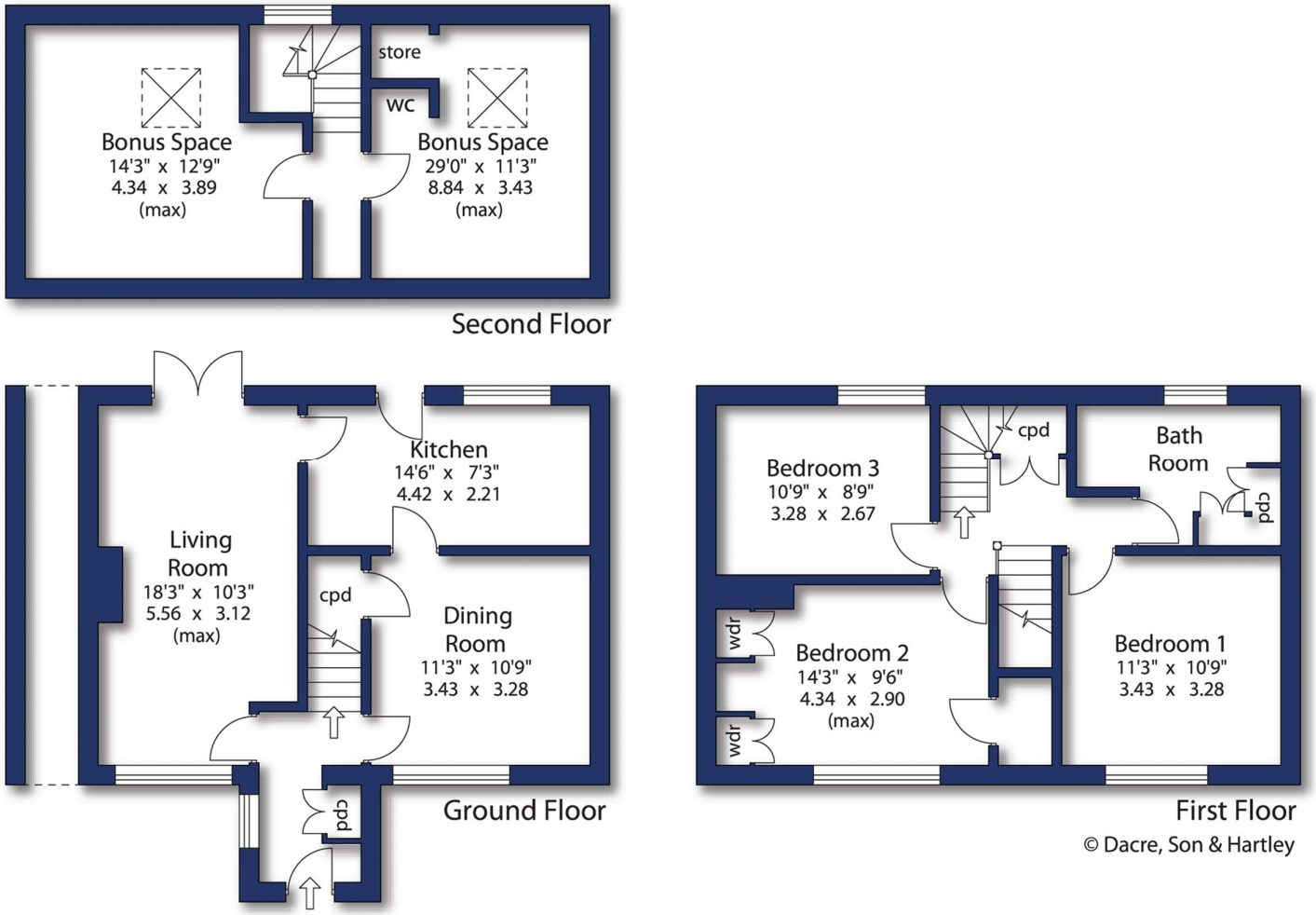
At first floor level there are three double family bedrooms which are served by a stylish house bathroom with a white suite and fitted display / storage cabinets.

Finally on the second floor there are two "bonus" rooms which whilst not benefitting from current building regulations offer many options for informal use.

Off road parking has been created on a gravelled driveway to the front of the property and a passageway gives access to enclosed rear gardens providing play areas for children and pets.

Second Avenue is a perfect location for the busy, growing family seeking ease of access to local schools, shops and supermarkets and Wetherby market place with excellent road links to major commercial centres.

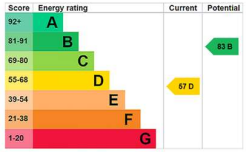
Floorplans



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Dacres Surveys
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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Gated off road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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