



**AVAILABLE
DEPOSIT-FREE**



Coxwold Hill, Wetherby

THREE BEDROOM SEMI DETACHED PROPERTY | FRESHLY DECORATED AND BRAND NEW CARPETS | EXPANSIVE LOUNGE AND BEDROOMS | LOCATED WITHIN 0.7 MILES OF WETHERBY TOWN CENTRE | ENCLOSED / PRIVATE GARDEN | PRIVATE DRIVE | AVAILABLE DECEMBER 12TH UNFURNISHED | AVAILABLE DEPOSIT FREE | EPC: D

Asking Price: £975 Per year



Coxwold Hill, Wetherby

DESCRIPTION

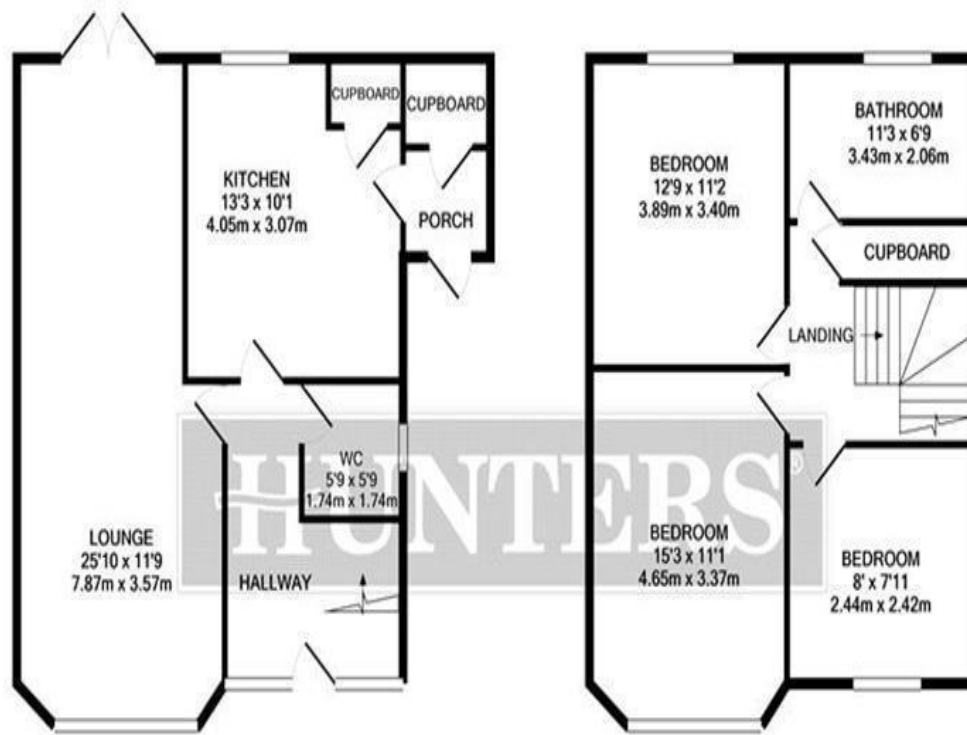
Situated 0.7 miles from Wetherby's High Street, this property is ideal for those looking for something close to local amenities and schools in the heart of Wetherby. A fantastic semi-detached, East-facing and generous sized three-bedroom property set over two floors with BRAND NEW CARPETS and FRESH DÉCOR throughout. The entire property has been newly renovated offering a contemporary and refreshing appeal. This property briefly comprises entry hallway which leads to the fully fitted kitchen/ diner including a washing machine, cooker/ oven and fridge freezer and enough space to accommodate a table and chairs. Next to the kitchen is found the expansive lounge which extends across the depth of the whole house offering ample amounts of space and also includes patio doors opening to the rear garden. A ground floor WC can also be found underneath the stairs. To the first floor you will find two double bedrooms offering an abundance of space as well as fitted wardrobes for storage. Another bedroom is located towards the front of the property which also accommodates a double bed. The fully fitted and newly installed, spacious bathroom with plenty of cupboard space is found on this floor too. Next to the bathroom, a commodious walk in cupboard can be located offering even more storage space! The exterior can also be accessed via the side entrance containing another capacious cupboard. This entrance adjoins to the private, spacious driveway and to the enclosed rear garden/ detached garage. AVAILABLE 12TH DECEMBER. AVAILABLE DEPOSIT FREE. UNFURNISHED. EPC RATING D. *This property is available with a Deposit Alternative which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent +VAT to become a member of a deposit free renting scheme which significantly reduces the up-front costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage*



None
3 Bedrooms

None
Bathroom





GROUND FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

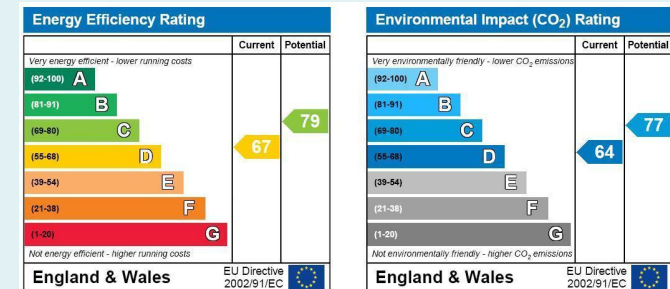
1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 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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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.



DISCLAIMER

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.

Do you have a property
to sell or let?

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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OPENING HOURS

Hunters opening hours – 9am - 5.30pm
Monday to Friday and Saturday 9am
-3.30pm, Closed on Sunday



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