



Aire Road, Wetherby, LS22

£235,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

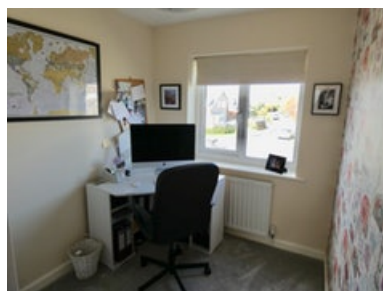
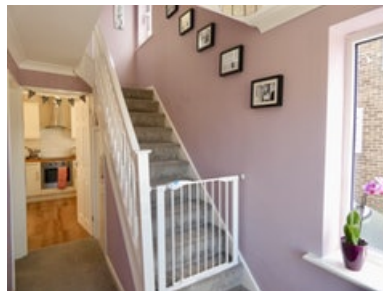
Housesimple are pleased to present to the open market this delightful three bedroom semi detached house in the desirable town of Wetherby. Tastefully decorated throughout and comprising of an open plan lounge/diner, fitted kitchen, three good size bedrooms and a three piece white bathroom suite. Vie

Key features:

- 2 double bedroom semi-detached home
- Tiled family bathroom
- Large lounge
- Spacious separate dining room
- Modern kitchen with built in-appliances
- Private driveway
- Garage
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- RECENTLY REDUCED

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1380.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



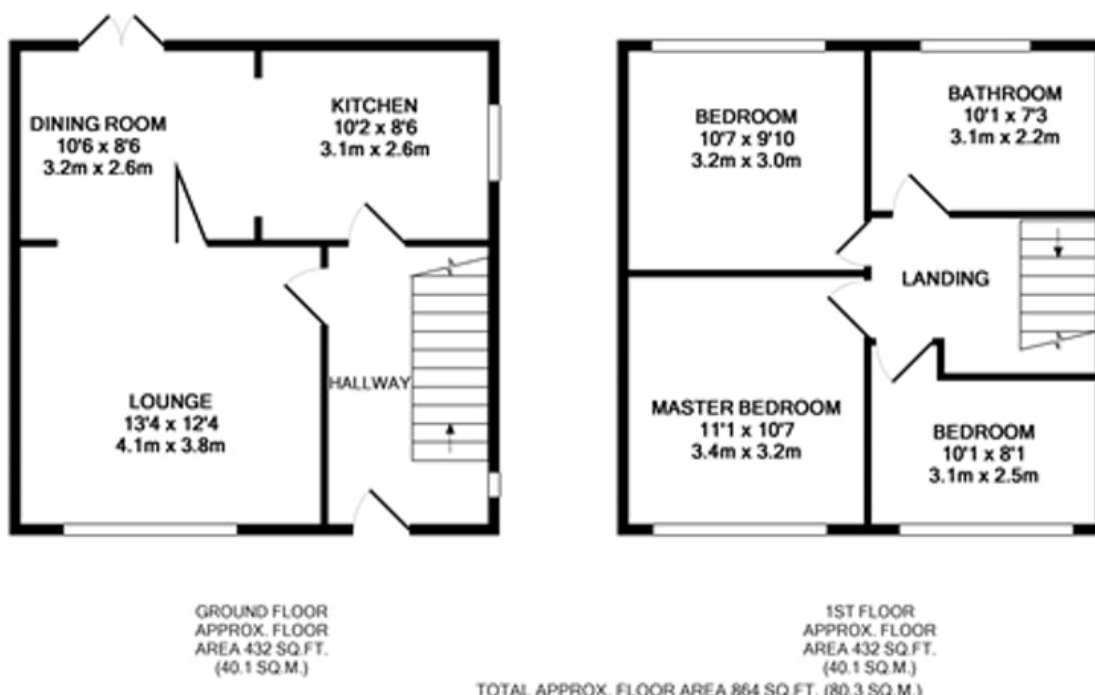
Housesimple are pleased to present to the open market this delightful three bedroom semi detached house in the desirable town of Wetherby. Tastefully decorated throughout and comprising of an open plan lounge/diner, fitted kitchen, three good size bedrooms and a three piece white bathroom suite. Finished to a good standard inside and out, along with the garage there is plenty of family accommodation to suit any families needs. This is one of the finest properties currently on the market on Aire Road in this sought after location, boasting not only an impressive frontage but also spacious and well-appointed rooms.

Outside there is an impressive garden with established planting for any keen gardener and beautiful neat lawns. To the rear is a further private enclosed lawned garden with established plants. Along with an detached garage and off street parking for several cars. An early internal viewing is strongly recommended to fully appreciate what the current owners have done to this truly delightful property.

Arranged over two floors, the accommodation comprises of an inviting entrance hall, open plan lounge and dining area, fitted kitchen, first floor comprising of three bedrooms, and complimented by a three piece white bathroom suite. With additional features such as, double glazed PVCu windows, doors, gas central heating, tasteful décor throughout.

** RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED **

Floor plan:



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:

Energy Performance Certificate

3, Aire Road, WETHERBY, LS22 7UE

Dwelling type: Semi-detached house	Reference number: 8854-7626-1800-8344-0906
Date of assessment: 04 June 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 June 2014	Total floor area: 75 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,959
Over 3 years you could save	£ 240

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 240 over 3 years </div>
Heating	£ 1,500 over 3 years	£ 1,347 over 3 years	
Hot Water	£ 297 over 3 years	£ 210 over 3 years	
Totals	£ 1,959	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">70</td><td style="text-align: center;">85</td></tr> </table>	Current	Potential	70	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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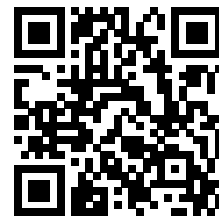
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 152
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 722

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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