



22 Ainsty Road, , Wetherby LS22 7QS

Offers Over £245,000 | Freehold

maxwell hodgson

estate agents



Offered with no onward chain, this three bedroom semi-detached property is situated within walking distance of Wetherby town centre and all its amenities. The accommodation briefly comprises on the ground floor: sitting room, dining room, WC and kitchen. To the first floor there are three bedrooms and a wet room. Outside there is a driveway providing off street parking, an internally accessible garage for storage and generously sized gardens to both the front and rear.

Ideal for investors or first time buyers or a families looking for a renovation project, the property offers great potential for improvement and to add value. Viewing at earliest opportunity recommended.

Ideally located, the property benefits from close proximity to a number of well-regarded local schools. shops and amenities as well as having easy access to the road networks and A1M. EPC band E.

### Entrance Hall

PVCu front entrance door with leaded glazed panel. Understairs storage cupboard, cloaks/ storage cupboard. Double glazed window to side, coved ceiling. Storage heater. Stairs off to first floor.

### Sitting Room

Small paned bow window to front. coved ceiling, electric fire.

### Dining Room

PVCu double glazed sliding patio doors to rear garden. storage heater, coved ceiling.

### Kitchen

Base and wall units, roll edged work surfaces

with inset 1 1/4 bowl stainless steel sink and drainer with tiled splashbacks. Laminate floor, storage heater, coved ceiling.

### Side Lobby

Part glazed entrance doors to front and rear. Internal door to garage.

### WC

Low flush WC.

### First Floor

#### Landing

Access to loft space, PVCu double glazed window to side.

#### Bedroom One

PVCu double glazed window to front. Coved ceiling, storage heater.

#### Bedroom Two

PVCu double glazed window to rear. Coved ceiling, electric heater. shelved storage cupboard.

#### Bedroom Three

PVCu double glazed window to front. Coved ceiling. shelved storage cupboard.

### Wet Room

Walk in shower, pedestal wash hand basin, low flush WC. Fully tiled walls, airing cupboard. Obscure PVCu double glazed window to rear.

### Outside

### Garage

Up and over door to front, power and light. Plumbing for washing machine.





## Rear Garden

Useful brick store, aluminium greenhouse. Gated side access to front. Lawned rear garden with timber screen fencing and hedge boundaries, mature apple tree.

## Front Garden

The property is approached via double wrought iron gates to the paved driveway, front lawns with hedge and shrub borders.

## Services

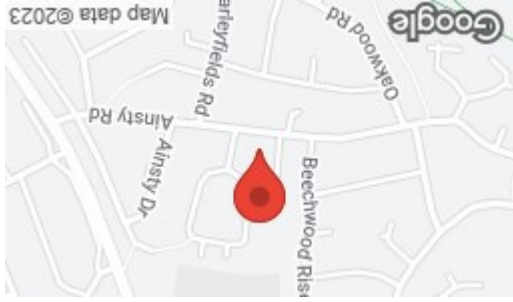
All main services available with the exception of gas which would need to be reconnected.

## Council Tax

The property is in council tax band B







**Directions**

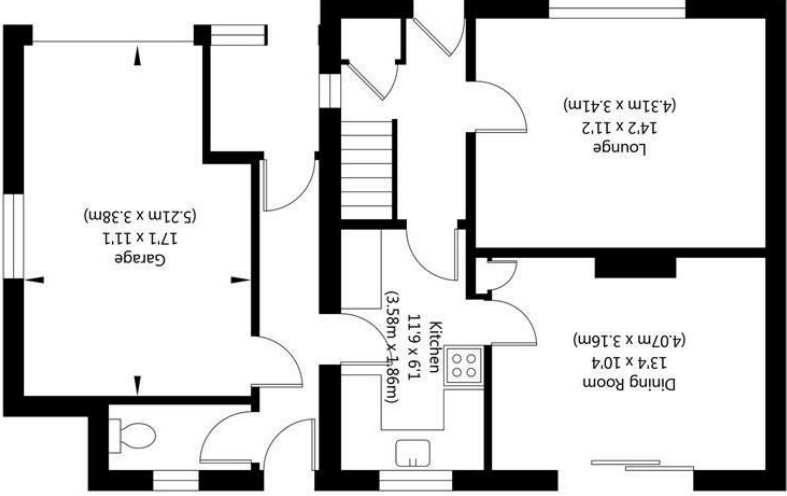
The property can be approached by leaving Wetherby heading north along Deighton Road turn left onto Alnsey Road and the property can be found on the right hand side.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 916 SQ FT / 85.1 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Ground Floor - (Excluding Outside Rooms and Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 456 SQ FT / 42.34 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 460 SQ FT / 42.76 SQ M

