

**INTEGRAL STORE ROOM/WORKSHOP
(FORMER GARAGE)**

10' 1" x 6' 8" (3.07m x 2.03m) plus 9' 7" x 3' 9" (2.92m x 1.14m)

Bosch gas fired central heating boiler. Timber doors, light, power and water laid on.

There is a lawned garden to the front with low stone boundary wall to two sides, flagged paths extending down the side of the property through a private handgate. Secondary side gate leads down to the rear garden which is nicely enclosed and private with established hedging being laid mainly to lawn with stone flagged patio area/drying area. Log store, security lighting and water tap, raised decking area off the conservatory with steps down to the lawn providing an ideal outdoor space for 'al-fresco' dining.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

COUNCIL TAX

Band E (from internet enquiry)

Details prepared December 2022



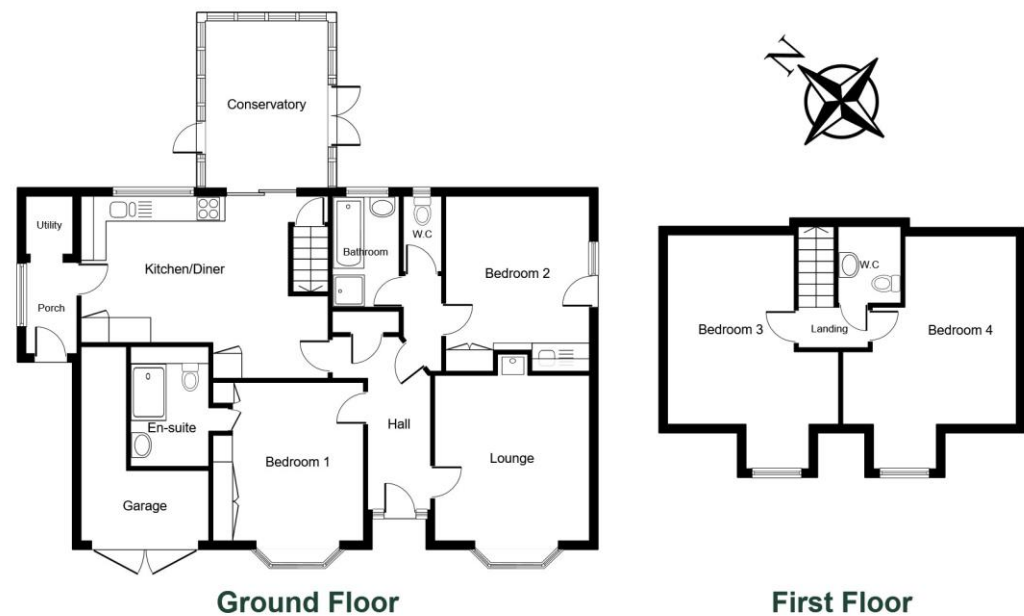
Wetherby ~ 7 North Grove Avenue, LS22 7PZ

A deceptively spacious and extended four-bedroom 2 bathroom detached dormer bungalow beautifully presented and occupying an established residential location less than a mile from the centre of this highly regarded market town, serviced by an excellent range of amenities. Available with no upward chain.

- Lounge, dining kitchen and conservatory
- Bedroom one with fitted wardrobes and en-suite shower room on the ground floor
- Double bedroom two
- Bathroom & w.c.
- Two first floor bedrooms and washroom
- Gas fired central heating and double glazed windows

1 Recep 4 Beds 1 Bath 1 En-suite

£560,000 PRICE REGION FOR THE FREEHOLD



7 North Grove Avenue, Wetherby, LS22 7PZ

Total floor area 161.5 sq.m. (1,738 sq.ft.) Approx (Including Garage)

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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Premium

All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along Deighton Road towards Kirk Deighton. Passing the Aldi store on the right take the next left turning into Ainsty Road. Second left into North Grove Drive and first left into North Grove Avenue where the property is situated on the left hand side.

THE PROPERTY

A deceptively spacious and extended detached 3/4 bedroom dormer bungalow providing versatile accommodation particularly to the ground floor. Second bedroom, bathroom and separate w.c. could be sealed off from the main property to provide a self-contained bedsit/teenage suite with its own side access.

Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE PORCH

With door leading to :-

ENTRANCE HALL

A modern stylish contemporary radiator, alarm panel, cloaks cupboard.

LOUNGE

14' x 12' 3" (4.27m x 3.73m)



Including double glazed bay window to front, further double glazed window to side elevation, two radiators, wood burning stove, ceiling cornice, four wall light points.

DINING KITCHEN

19' 6" x 14' 5" (5.94m x 4.39m) Narrowing to 11' 7" (3.53m) Well-fitted with range of cream fronted wall and base units including cupboards and drawers, granite worktops and up-stands, under unit lighting, under-set one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including Siemens oven, Lamona gas hob with CDA extractor hood above, two separate built in fridge freezers, two radiators including modern contemporary vertical radiator, double glazed window overlooking rear garden, alarm panel, recess ceiling lighting, enclosed staircase to first floor.



CONSERVATORY

13' 6" x 9' 8" (4.11m x 2.95m) With ceramic tiled floor, double glazed windows to three sides including patio door to decking ideal for outdoor entertaining. Double radiator, recess ceiling lighting.



SIDE PORCH

With front entrance door, double glazed side window and plumbed for automatic washing machine, space for tumble

dryer, tiled floor.

BEDROOM ONE

14' 3" x 9' 10" (4.34m x 3m)

Including double glazed bay window to front, laminate floor, radiator, ceiling cornice, built in wardrobes and drawers, concealed access to :-



EN-SUITE SHOWER ROOM

Half tiled walls with three piece white suite comprising shower cubicle, low flush w.c., wash basin, chrome heated towel rail, extractor fan, underfloor heating.

BEDROOM TWO

12' 4" x 11' 4" (3.76m x 3.45m)

Small kitchen area with worktop and underset sink, base cupboards and wall cupboards, further cupboard/wardrobe, ceiling cornice, radiator and supplementary night storage heater. Side window and door to outside.



INNER HALL

Door to hall and could be closed off, if required. Vinyl flooring.

BATHROOM

A three piece white suite comprising enclosed bath, pedestal wash basin, shower cubicle, part tiled walls, vinyl flooring, double glazed window, recess ceiling lighting.

SEPARATE W.C.

Low flush w.c.

N.B.

Bedroom 2, bathroom and w.c., could be closed off to create an annex/bedsit for teenage/nanny or Air B&B.

FIRST FLOOR

LANDING

BEDROOM THREE

15' x 10' (4.57m x 3.05m) Widening to 13' 8" (4.17m) plus window recess 5' x 3' 6" (1.52m x 1.07m) Double glazed window to front, radiator, access to eaves storage, hanging rails and open shelving.

BEDROOM FOUR

14' 5" x 8' 9" (4.39m x 2.67m) Widening to 14' (4.27m) plus window recess 5' x 3' 10" (1.52m x 1.17m) Double glazed window to front, radiator, access to eaves storage, hanging space and open shelving.

WASH ROOM

With pedestal wash basin, low flush w.c., radiator, extractor fan.

TO THE OUTSIDE

Part of the property could be adapted to create a self-contained annexe with separate side access door if required.

GARDENS

Low stone wall to front and side with tarmac driveway providing off-road parking for four vehicles.

