



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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total floor area 134.7 sq.m. (1,450 sq.ft.) Approx



99 Micklethwaite Grove, Wetherby, LS22 5LA

NOT TO SCALE For layout guidance only



Wetherby ~ Rowan Lodge, 99 Micklethwaite Grove, LS22 5LA

Nestled in the heart of this highly sought after residential development only a short walk into Wetherby this four bedroom detached home is available with the benefit of no onward chain.

- Four double bed roomed detached property
- Lounge, separate dining room and downstairs study
- Breakfast kitchen with integrated appliances
- Modernised house bathroom and en-suite to bedroom one
- Low maintenance secure courtyard style gardens
- Driveway parking for one

2 Recep 4 Beds 1 Bath 1 En-suite

£425,000 GUIDE PRICE FOR THE LEASEHOLD

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Renton & Parr

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ESTATE AGENTS
VALUERS

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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

Micklethwaite is a modern development by Crosby Homes standing in an elevated position on the banks of the River Wharfe. From the town centre proceeding over the bridge turn second right into Micklethwaite Grove. The property is on your right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

One of only two detached properties on this popular development the accommodation offers well balanced living accommodation arranged over two floors, incredibly low maintenance secure gardens with conservatory to rear, available with the benefit of no onward chain.

The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With hardwood front door, double radiator, returned staircase to first floor with useful understairs storage cupboard, separate cloaks cupboard.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., pedestal wash basin, part tiled walls, non-slip floor covering, double glazed window to front.

DINING ROOM

3.2m x 2.6m (10'5" x 8'6")
With double glazed window to side, radiator beneath, decorative ceiling cornice.

HOME OFFICE

2.6m x 2.6m (8'6" x 8'6")
With double glazed window to side elevation, radiator beneath, decorative ceiling cornice.

LOUNGE

5.4m x 3.8m (17'8" x 12'5")
A comfortable room with modern fireplace with "living flame" coal effect gas fire, two double radiators, T.V. aerial, telephone point, decorative ceiling cornice. Double patio doors leading to :-



CONSERVATORY

3.8m x 2.2m (12'5" x 7'2")
A practical addition with plumbed double radiator, stone tiled floor covering, double doors to front and rear leading out to low maintenance gardens.

BREAKFAST KITCHEN

3.6m x 3m (11'9" x 9'10")
Fitted with a range of wall and base units, cupboards and drawers, granite worktops with matching up-stand and window sill, double glazed window to side elevation, inset sink unit beneath. Integrated appliances include automatic washing machine, dishwasher 70/30 split fridge freezer, Range cooker with six ring gas hob, extractor hood above, oak floor covering, space for breakfast table and chairs, ceiling spotlights, radiator.



FIRST FLOOR

LANDING AREA

Access to fully boarded loft via loft ladder, double glazed window to side, airing cupboard.

PRINCIPAL BEDROOM

3.9m x 3.8m (12'9" x 12'5") overall
With double glazed window to rear, radiator beneath, built in wardrobes, internal door leading to :-



EN-SUITE SHOWER FACILITY

A white suite comprising pedestal wash basin, low flush w.c., bidet, walk-in shower cubicle, tiled walls, single radiator, double shaver socket, medicine cabinet, spotlights, extractor fan.

BEDROOM TWO

3m x 2.9m (9'10" x 9'6")
With double glazed window to front elevation, radiator beneath, built in wardrobes, decorative ceiling cornice.



BEDROOM THREE

3m x 2.5m (9'10" x 8'2")
With double glazed windows to front elevation, radiator beneath, decorative ceiling cornice.



BEDROOM FOUR

2.8m x 2.5m (9'2" x 8'2")
With double glazed window to front elevation, radiator beneath, T.V. aerial, decorative ceiling cornice.

HOUSE BATHROOM

A modern white suite comprising low flush w.c., pedestal wash basin, tiled bath with mixer tap and shower handpiece, tiled walls, wood effect laminate floor covering, radiator, double glazed window to front, extractor fan, double shaver socket.



TO THE OUTSIDE

Nestled in the heart of this popular development the accommodation enjoys low maintenance courtyard style gardens enclosed and secure by stone wall with railings on top, outside water. Driveway parking for one.

TENURE

Leasehold. The remainder of a 999 year lease from January 2003. Service charge £517.60 per annum and ground rent £200 per annum.