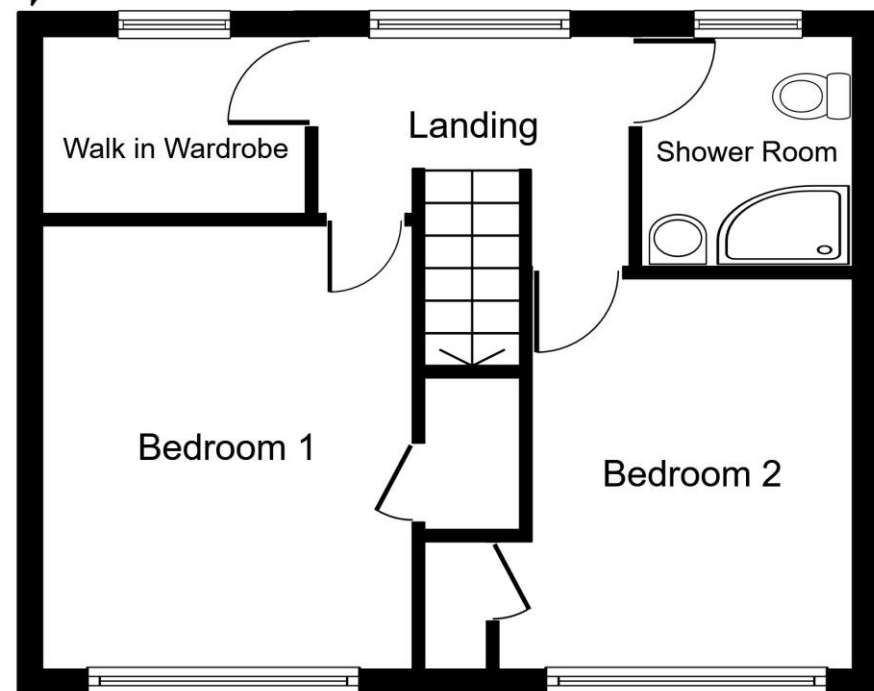


Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 80.0 sq.m. (861 sq.ft.) Approx



Wetherby ~ 29 Burrell Close, LS22 6YA

An attractive well-maintained mid-terrace property occupying a cul-de-sac position. Tastefully decorated throughout with gardens front and rear within walking distance of the town centre and local amenities.

- Lounge and breakfast kitchen
- Two double bedrooms
- Nursery/study and shower room
- Gas fired central heating and replacement double glazed windows
- On street parking available in the cul de sac
- Overlooking grounds of the Cemetery at the rear



£237,500 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

From the High Street, turn into Victoria Street and right at the T junction into Walton Road. Take the second left into Fourth Avenue. At the T junction turn right into Third Avenue following the road round to the left and eventually into Burrell Close where the property is situated on the left hand side.

THE PROPERTY

A well-maintained and modernised two bedroom terraced property with useful nursery/study and shower room. Benefiting from gas fired central heating and double glazed windows, the accommodation further comprises :-

GROUND FLOOR

ENTRANCE PORCH

Leading to :-

ENTRANCE HALL

With staircase to first floor, radiator.

LOUNGE

5.54m x 3.25m (18'2" x 10'8")

Double glazed windows to front and rear, radiator, ceiling cornice, fireplace and hearth with electric fire.



BREAKFAST KITCHEN

5.51m x 2.95m (18'1" x 9'8") narrowing to 1.83m 6'0") Well-fitted with range of Shaker style wall and base units including cupboards and drawers, worktops with tiled surrounds, stainless steel sink unit and mixer tap, oven, hob and hood, plumbed for automatic washing machine, fridge freezer, double glazed windows to front and rear, radiator, understairs pantry, space for dining table and chairs, door to rear.



FIRST FLOOR

LANDING

Double glazed window.

BEDROOM ONE

3.96m x 3.25m (13'0" x 10'8")

Double glazed window to front, radiator, walk-in cupboard.



BEDROOM TWO

3.4m x 2.97m (11'2" x 9'9") plus recess

With built-in wardrobe having gas fired central heating boiler, radiator, double glazed window to front.



NURSERY/STUDY

2.31m x 1.52m (7'7" x 5'0")

Double glazed window to rear.

SHOWER ROOM

2.01m x 1.98m (6'7" x 6'6")

Part tiled walls. A modern suite comprising shower cubicle, low flush w.c., vanity wash basin, radiator, double glazed window.

TO THE OUTSIDE

Attractive forecourt garden with hedging and handgate, lawn and herbaceous borders. The rear garden is enclosed with lawn and patio area and summerhouse.



COUNCIL TAX

Band B (from internet enquiry).

SERVICES

We understand mains water, electricity

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

Details prepared March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	72	
(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	