



Otterwood Bank, Wetherby LS22 7XT

NOT TO SCALE For layout guidance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ 18 Otterwood Bank, LS22 7XT

A two-bedroom detached bungalow (formerly three), well presented and available with no upward chain. Pleasantly situated within walking distance of local shops, approximately 1 mile from the town centre.

- Fitted kitchen with integrated appliances
- Enlarged bathroom with four piece suite
- Gas central heating, cavity wall insulation and double glazed windows
- Enclosed south facing garden to rear

£335,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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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

Proceeding out of Wetherby along Deighton Road, turn right into Badgerwood Glade, third right into Otterwood Bank and the property is situated on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

A well proportioned two bedroom detached bungalow with good size living room, well fitted kitchen and enlarged bathroom. Available with the benefit of no upward chain and offered inclusive of carpets, curtains and light fittings, the accommodation in further detail comprises :-

ENTRANCE LOBBY

With entrance door, inner door leading to :-

LIVING ROOM

21' 1" x 10' 2" (6.43m x 3.1m) Widening to 13' 3" (4.04m)



Double glazed window to front, two further side windows with fitted blinds, two radiators, cupboard housing gas central heating boiler, ceiling cornice.

KITCHEN

12' 1" x 9' 3" (3.68m x 2.82m) overall
Well fitted with cream fronted wall and base units including cupboards and drawers, work surfaces, one and a half bowl stainless steel sink unit and mixer taps, double oven, microwave, four ring gas hob with hood above, suspended ceiling with recess ceiling lighting, larder unit, fridge and freezer, dishwasher and washing machine, double glazed window and side door, tiled walls, radiator.



INNER HALL

Access to part boarded loft with light laid on.

BEDROOM ONE

15' x 10' 3" (4.57m x 3.12m) overall
Including fitted wardrobes with matching storage cupboards, bedside cabinet and drawer unit, radiator, double glazed window to rear.



BEDROOM TWO

11' 2" x 9' 4" (3.4m x 2.84m)
Double glazed window to rear, radiator, including fitted wardrobe, ceiling cornice.



EN-LARGED BATHROOM

Tiled walls and four piece suite comprising shaped corner bath, low flush w.c., shower cubicle, vanity wash hand basin with cupboards under, heated towel rail, two double glazed windows, suspended ceiling, recess lighting, medicine cabinet.



TO THE OUTSIDE

Paved effect driveway providing parking for several vehicles extends down the side of the property through timber gates to :-

DETACHED GARAGE

17' 4" x 8' 4" (5.28m x 2.54m)
Up and over door, light and power, window.

GARDENS

Open plan lawned garden to front. Enclosed garden to rear with south facing aspect, garden shed and patio, outside light and water tap.



COUNCIL TAX

Band D (from internet enquiry).

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