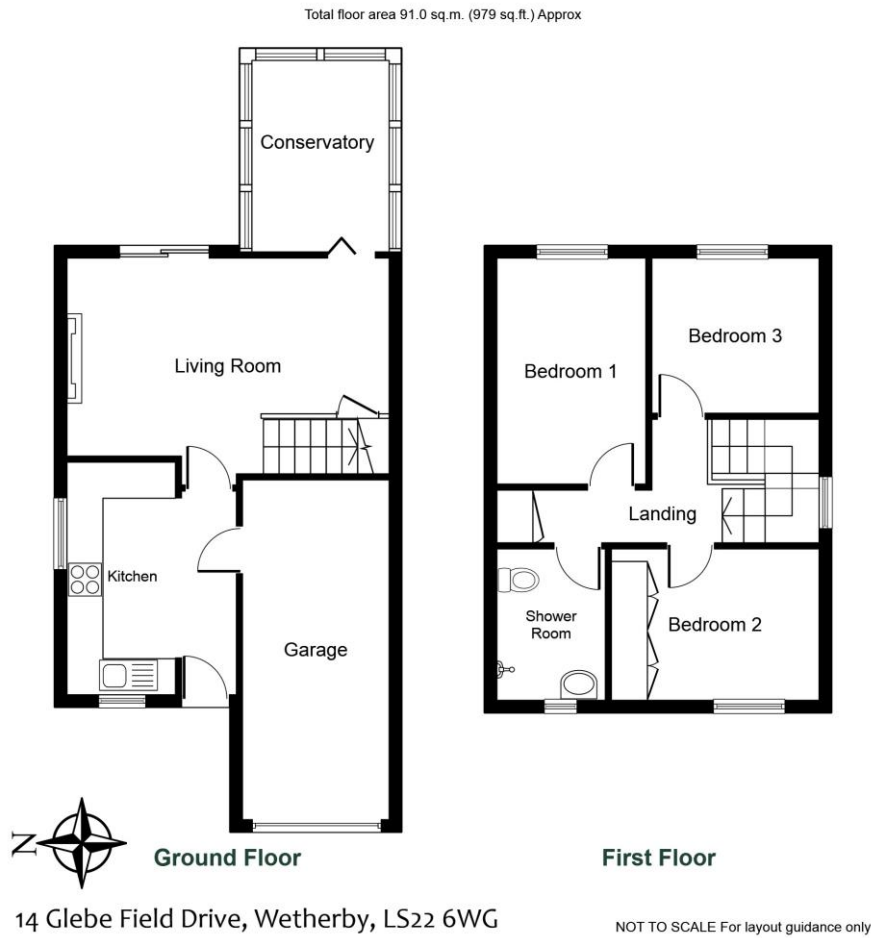
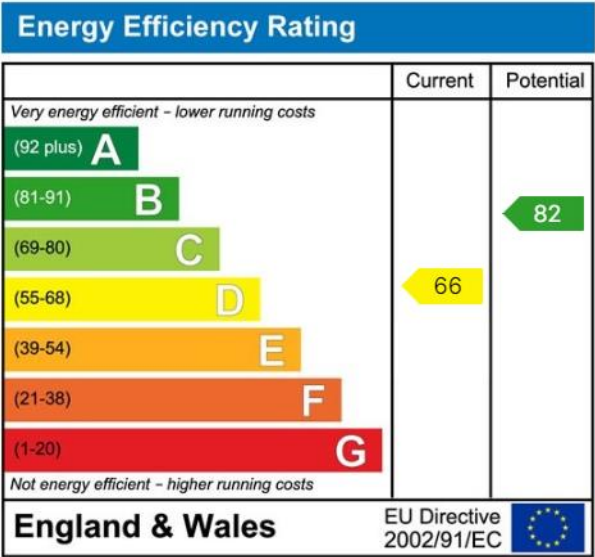


**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2023



**Wetherby ~ 14 Glebe Field Drive, LS22 6WG**

An extended three-bedroom link detached house with refitted kitchen and pleasant enclosed gardens to the rear. Popular residential development just off Spofforth Hill, only a short walk into town and excellent amenities.

- Refitted Kitchen with integrated appliances
- Living room and conservatory to rear
- Integral Garage with door into kitchen
- Three good size bedrooms
- Wet room
- Attractive garden enclosed to rear

**£355,000** PRICE REGION FOR THE FREEHOLD

**2 Recep**

**3 Beds**

**1 Bath**

**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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**Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

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 Westgate up Spofforth Hill, turn right into Glebe Field Drive, following the road round into the development and the property is identified on the right hand side by a Renton & Parr for sale board.



**THE PROPERTY**

A three bedroom link detached house with double glazed UPVC windows and doors and a modern gas fired central heating boiler in further detail giving approximate room dimensions comprises :-

**KITCHEN**

11' 6" x 9' 2" (m x m) with front entrance door. Refitted with range of wall and base units, work tops with matching splashbacks, sink with mixer tap. Integrated appliance including double oven, gas hod with hood above, fridge, dishwasher, washing machine. Cupboard housing ideal gas fired central heating boiler. recessed ceiling lighting, laminate flooring, modern contemporary radiator, double glazed windows to two sides.Integral access door to garage.



**LIVING ROOM**

17' 7" x 10' 9" (5.36m x 3.28m)  
With double glazed sliding patio doors to rear, fireplace with "living flame" coal effect gas fire, T.V. aerial, return staircase to first floor with useful understairs storage cupboard, radiator, decorative ceiling cornice. Internal door leading to :-



**CONSERVATORY**

11' x 6' 9" (3.35m x 2.06m)



Having double glazed windows to three sides, fan-light, electric radiator.

**FIRST FLOOR**

**LANDING AREA**

With double glazed window to side elevation, loft access hatch with drop-down ladder leading to useful partially boarded loft space with light laid on. Airing cupboard.

**BEDROOM ONE**

12' 7" x 8' 1" (3.84m x 2.46m)  
Double glazed window to rear, radiator.



**BEDROOM TWO**

11' 8" x 8' 4" (3.56m x 2.54m)  
Double glazed window to front, radiator, fitted wardrobes to one side.

**BEDROOM THREE**

9' 3" x 8' 6" (2.82m x 2.59m)  
Double glazed window to rear, radiator.

**WET ROOM**

With a modern white suite comprising low flush w.c., vanity wash basin, electric shower with non-slip floor, double glazed window to front, radiator, extractor fan.



**GARDENS**

To the outside, "crunch-gravel" driveway to the front providing off-street parking and serves access to integral single garage.



Low maintenance garden to front with stone flagged areas, established bushes to the perimeter, handgate to the side serves access to rear garden.

An attractive rear garden enclosed and private with fenced perimeter and established hedging and bushes affording a good degree of privacy. Stone flagged patio area with access off the living room. Garden shed.

**GARAGE**

18' 7" x 8' 7" (5.66m x 2.62m)  
With up and over door, light and power laid on.Integral door to kitchen.

**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.