

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.

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

Details prepared February 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 113.0 sq.m. (1,216 sq.ft.) Approx (Including Garage)



VIEWIN Leigh Croft, Deighton Road, Wetherby, LS22 7QF NOT TO SCALE For layout guidance only

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Wetherby ~ Leigh Croft, Deighton Road, LS22 7QF

A well-presented four-bedroom semi-detached family home with modern fitted kitchen and conservatory to rear. Altogether located within level walking distance of an excellent range of town centre amenities and local primary schools.

- Four bedroom semi-detached
- Family home with gardens to front and rear
- Comfortable driveway parking and single garage
- Through lounge with dining area
- Recently fitted kitchen with integrated appliances
- Walking distance to local primary schools

£320,000 OFFERS REGION FOR THE FREEHOLD



2 Recep



4 Beds



1 Bath



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 and M1 link south of Aberford.

DIRECTIONS

Proceeding along Deighton Road out of Wetherby, before reaching the traffic lights the property is on your right hand side clearly identified by a Renton & Parr for sale board.

THE PROPERTY

A well-presented family home with four bedrooms, two reception rooms and a modern fitted kitchen. Benefiting from gas fired central heating and double glazed UPVC windows and doors the accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With double glazed windows and entrance door to side, tiled floor, internal door leading to :-

ENTRANCE HALLWAY

With open tread staircase to first floor, useful storage/study area beneath, radiator, decorative ceiling cornice.

DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., wash hand basin with tiled splashback, double glazed window to side.

LIVING ROOM

5m x 3.3m (16'4" x 10'9")



With large double glazed window to front elevation, modern coal effect "living flame" gas fire with stone surround and granite hearth, T.V. aerial, decorative ceiling cornice, large opening through into :-

DINING ROOM

3.4m x 3m (11'1" x 9'10")

With attractive wood effect floor covering, sliding patio doors to rear, radiator, decorative ceiling cornice.



BREAKFAST KITCHEN

4.6m x 2.1m (15'1" x 6'10")

Recently installed this modern fitted kitchen comprises a range of wall and base units, granite worksurfaces with matching up-stand and window sill, inset stainless steel sink unit with mixer tap. There is space and plumbing for dishwasher, fridge and freezer, integrated Bosch double stacked cooker along with four ring induction hob and extractor hood above. Double glazed window to side, wood effect floor covering, double radiator, breakfast bar. Rear door leading to :-



REAR PORCH

2.2m x 1.9m (7'2" x 6'2")

With double glazed window to side and rear elevation, single door leading out to rear garden, tiled floor covering.

FIRST FLOOR

LANDING AREA

With double glazed window to side elevation, loft access hatch, drop-down ladders leading to useful boarded loft space.

BEDROOM ONE

3.9m x 2.7m (12'9" x 8'10")

With double glazed window to front elevation, radiator beneath, fitted bedroom furniture to two sides comprising floor to ceiling wardrobe and matching dressing area and drawers and eye level wall units.



BEDROOM TWO

3.5m x 2.7m (11'5" x 8'10")

Double glazed window to rear, radiator beneath.



BEDROOM THREE

2.8m x 2.5m (9'2" x 8'2")

Double glazed window to rear, radiator beneath.

BEDROOM FOUR

2.4m x 1.8m (7'10" x 5'10")

Double glazed window to front, radiator beneath with useful bulk-head storage.

HOUSE SHOWER ROOM

A modern white suite comprising corner low flush w.c., vanity wash basin, walk-in shower cubicle with tiled walls, wall mounted Mira shower fitting, double glazed window to side, extractor fan, double shaver socket.



TO THE OUTSIDE

Generous resin driveway to front provides comfortable off-street parking and extends down the side of the property serving access to :-

INTEGRAL GARAGE

4.9m x 2.6m (16'0" x 8'6")

With manual up and over door, light and power laid on, workbench to rear as well as space and plumbing for automatic washing machine and tumble dryer, wall mounted Worcester Bosch gas boiler, double glazed window to rear elevation. Internal door leading back to rear porch/conservatory.

GARDENS

To the front, a neat parcel of lawn with established hedging to front and mature trees to side affording additional privacy. The rear garden comprises shaped lawn with deep well-stocked flower borders, patio with established hedging to perimeters. Garden shed.



COUNCIL TAX

Band D (from internet enquiry).