

BEDROOM FOUR

3.78m x 2.57m (12'5" x 8'5")

With double glazed windows to front elevation, built in wardrobes.

TO THE OUTSIDE

Tarmac drive to front provides comfortable off-street parking serving access to double garage.

DOUBLE GARAGE

6m x 5m (19'8" x 16'4")

With electric up and over door, light and power laid on, utility area to rear with space and plumbing for washing machine, tumble dryer, additional fridge, worktops with drawers beneath, double glazed window to rear, wall mounted Worcester Bosch gas fired central heating boiler. Water tap.

GARDENS

Well maintained lawned garden to front, Dwarf wall flower bed to front, established hedging and bushes to both sides affording a good degree of privacy, handgate reveals :-

REAR GARDEN

Which is most generous in size, private and south facing. There is a generous patio across the rear of the property having access off the living room, creating the ideal spot for outdoor entertaining.



COUNCIL TAX

Band G (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.

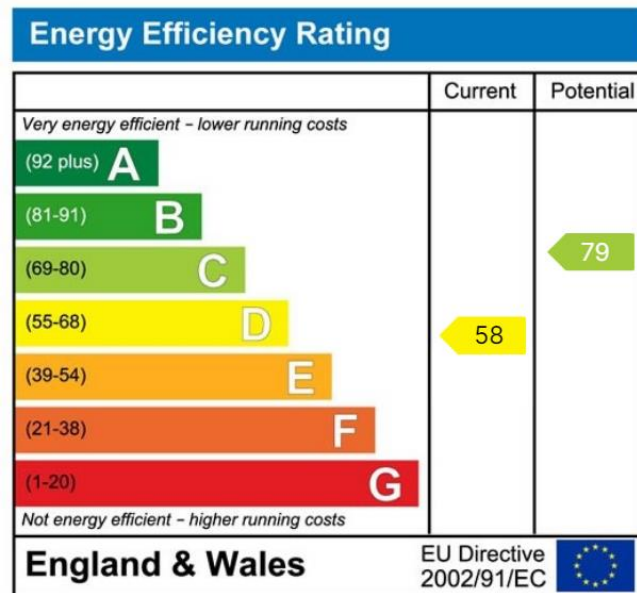
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared June 2024



Wetherby ~ 6 Farndale Close, LS22 6XE

Available with the benefit of no onward chain this creatively designed four double bedroomed property enjoys a generous plot with established south facing private gardens to rear, altogether located on this highly sought after development just off Spofforth Hill.

- Attractive stone built detached family home
- Creative design with four double bedrooms
- Breakfast kitchen
- Two reception rooms
- Scope for modernisation and development (stpp)
- Generous private gardens
- Professionally redecorated throughout
- Superb position on highly sought after development

£725,000 PRICE REGION FOR THE FREEHOLD



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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 Spofforth Hill take the last turning on the left hand side into Wentworth Gate then left again on Farndale Close where the property is identified on your right hand side by a Renton & Parr board.

THE PROPERTY

Offered to the open market with the benefit of no onward chain, this creatively designed family home offers four double bedrooms and tremendous scope for further modernisation and development subject to necessary consents. Having been recently redecorated throughout, the accommodation in further details comprises:-

GROUND FLOOR

ENTRANCE HALL

With access gained via a modern composite front door with double glazed panelling to side, generous hallway with returned staircase to first floor, useful understairs storage cupboard and cloaks beneath, double radiator, telephone point, wall mounted alarm pad.

DOWNSTAIRS SHOWER ROOM

A modern white suite comprising low flush w.c., half pedestal wash basin, walk in shower cubicle, tiled walls and floor covering, chrome ladder effect heated towel rail, window to front elevation.

LOUNGE

6.02m x 3.76m (19'9" x 12'4")
A lovely light room having double glazed windows to front, side and double patio doors to rear allowing an abundance of light to flood into this generous room, attractive fireplace with open fire having limestone surround and mantle with tiled hearth, double radiator to front, T.V. aerial, decorative ceiling cornice, additional radiator.



DINING ROOM

3.6m x 3m (11'9" x 9'10")
With double glazed window to rear revealing a delightful outlook over private rear garden, double radiator beneath, decorative ceiling cornice.



BREAKFAST KITCHEN

4.2m x 3m (13'9" x 9'10")
Fitted with a range of wall and base units, cupboards and drawers, cooker with four ring gas hob, space for fridge freezer, one and a quarter sink unit with mixer tap, double glazed window to rear, single radiator, single composite door to side.



FIRST FLOOR

LANDING

With loft access hatch and double doors reveal airing cupboard and useful storage.

BEDROOM ONE

3.7m x 3.5m (12'1" x 11'5")
With double glazed window to rear elevation, radiator beneath, built in double wardrobe.



BEDROOM TWO

3.6m x 3m (11'9" x 9'10")
With double glazed window to rear, radiator beneath with fitted bedroom furniture comprising corner wardrobe, matching dresser with drawers and bedside table with drawers beneath.



BEDROOM THREE

3.6m x 3m (11'9" x 9'10")
With double glazed window to rear, radiator beneath.



HOUSE BATHROOM

A white suite comprising low flush w.c. with concealed cistern, half pedestal wash basin, bath with Travertine tiled surround, walls and matching floor covering, double glazed window to front, chrome ladder effect heated towel rail.

