

tiled walls, double glazed window to rear elevation, chrome ladder effect heated towel rail.



TO THE OUTSIDE

Quietly positioned at the head of this cul-de-sac the property enjoys block paved driveway to one side affording comfortable off-street parking and serving access to :-

SINGLE DETACHED GARAGE

6m x 6.1m (19'8" x 20'0")

With manual up and over door, light and power laid on, overhead storage, single personnel door to side.

GARDENS

Open lawned garden to front with low maintenance gravel border. The rear garden is set mainly to lawn with fenced perimeter, outdoor lighting and power sockets as well as water tap. Area for bin store and handgate to side.



COUNCIL TAX

Band C (from internet enquiry).

MANAGEMENT FEE

The property is freehold, however, there is a small management fee per annum of approximately £180 paid to a 'RMG'. Further information on request.

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 November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	



Wetherby ~ 11 Pentagon Way, LS22 6AU

A beautifully presented and tastefully decorated three-bedroom detached family home, skilfully extended to the ground floor revealing light and spacious living accommodation, quietly positioned at the head of the cul-de-sac on this exclusive and highly sought after development.

- Skilfully extended detached family home
- Superb open plan living kitchen dining area with separate lounge
- Principal bedroom having en-suite shower facility
- Immaculately presented and tastefully decorated throughout
- Comfortable driveway parking
- Single detached garage



2 Recep 3 Beds 1 Bath 1 En-suite

£549,950 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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CHARTERED SURVEYORS
ESTATE AGENTS
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Premium

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

Proceeding out of Wetherby town centre along Westgate up Spofforth Hill before turning right into Inglebarrow Gate. First right down Bridleway before turning left onto Pentagon Way, left into the cul-de-sac and the property is identified at the head of the cul-de-sac by a Renton & Parr for sale board.



THE PROPERTY

This beautifully presented and skilfully extended detached family home benefits from the remainder of a new home warranty, gas fired central heating and double glazed windows. The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via modern UPVC front door with obscure glazed window to side, attractive floor tiles that flow throughout the majority of the ground floor accommodation, radiator, staircase to first floor.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., with concealed cistern, wash hand basin, part tiled walls, radiator, ceiling spotlight, extractor fan.

LOUNGE

5.3m x 3m (17'4" x 9'10")

With double glazed window to front elevation with fitted shutters, double radiator beneath, T.V. aerial, attractive panelling to one side, double glazed internal doors leading to :-



LIVING/DINING SPACE

7.6m x 2.7m (24'11" x 8'10")

A fantastic addition to this property creating a light and spacious dining/family living room with a pair of double glazed patio doors to rear, vaulted ceiling with Velux windows, LED ceiling spotlights, radiator, T.V. aerial. Fitted storage to one side affording plenty of storage space and open shelving.



KITCHEN

5.1m x 3m (16'8" x 9'10")

Comprehensively fitted with a range of modern wall and base units, cupboards and drawers, Quartz work surfaces with matching up-stand, one and a quarter inset sink unit with mixer tap. Integrated appliances include double AEG cooker with four ring gas hob and extractor hood above, 70/30 split fridge freezer, undercounter dishwasher, microwave. Double glazed window to front elevation, LED ceiling spotlights, radiator in cabinet.



UTILITY

2m x 1.7m (6'6" x 5'6")

With matching Quartz worktops and base units, space and plumbing for automatic washing machine and tumble dryer, fitted shelving to one side, radiator, useful understairs storage cupboard, extractor fan.

FIRST FLOOR

LANDING AREA

With double glazed window to rear, fitted shutters, loft access hatch with drop down ladders serving access to useful boarded loft space, radiator in cabinet, airing cupboard housing gas fired central heating boiler.

PRINCIPAL BEDROOM

3.5m x 3.1m (11'5" x 10'2")

With double glazed window to front elevation, radiator beneath, T.V. aerial, attractive fitted wardrobes to one side, internal door leading to :-



EN-SUITE SHOWER

A modern white suite comprising half pedestal wash basin, low flush w.c., with concealed cistern, walk-in shower cubicle with Mira shower fitting, tiled walls and floor tiles, double glazed window to front elevation, chrome ladder effect heated towel rail.



BEDROOM TWO

3m x 2.7m (9'10" x 8'10")

With double glazed window to front elevation, radiator beneath, useful overstairs storage.



BEDROOM THREE

2.3m x 2m (7'6" x 6'6")

With double glazed window to rear elevation, radiator beneath.



HOUSE BATHROOM

Attractive white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, bath with part