

REAR GARDEN

Shaped rear garden with perimeter garden wall and fencing set to low maintenance, artificial grass. A timber hand gate provides access onto a shared passageway with neighbouring properties for bin store and access to rear parking area.



COUNCIL TAX

Band D (from internet enquiry).

SERVICES

Mains water, electricity, gas and drainage are connected.

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared February 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ 45 North Street, LS22 6NU

A beautiful late Victorian townhouse occupying a prominent central position within short and level walking distance of excellent town centre amenities and the award-winning Sandringham Park. Providing well-presented and spacious living accommodation arranged over four floors while retaining many attractive characterful features. No onward chain.

- Large four bedroom Victorian townhouse over approx 1969 sq ft (183 sq m)
- Open plan living dining kitchen to lower ground floor, ideal for entertaining
- High ceilings and characterful features throughout
- Four double bedrooms
- Second floor ideal for working from home
- Low maintenance courtyard garden front and rear
- Permit parking to front and additional parking available to the rear

£445,000 OFFERS 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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WETHERBY

Wetherby is a charming West Yorkshire market town located on the banks of the River Wharfe and in the "Golden Triangle" 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, padel tennis, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via an excellent local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceed north from Wetherby High Street where the property is located just before the York Road crossroad on the left hand side.

THE PROPERTY

A spacious four bedroom Victorian terrace house, skilfully arranged over four floors including excellent cellar and attic conversions. The property benefits from gas fired central heating and double glazed windows throughout. The family living accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE HALLWAY

Entering through replacement composite front door into entrance hallway with attractive high ceilings, enriched cornice and decorative archway. Traditional style double radiator to side, decorative picture rail and exposed timber floor boards. Staircase leading to first floor, storage cupboard beneath with further double radiator, hallway extends through to double glazed composite rear door.

DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., and wash basin with tiled splashback and tiled flooring, recess ceiling lighting.

LIVING ROOM

5.48m x 4.16m (17'11" x 13'7") max into bay



With large square fronted double glazed bay window, attractive high ceilings with enriched cornice and decorative picture rail with central pendant light fitting and ceiling rose. Feature fireplace with tiled hearth and surround, timber mantle piece and "living flame" gas fire inset, traditional double radiator and two further wall lights.

PLAYROOM / HOME OFFICE

4.33m x 3.37m (14'2" x 11'0")

With double glazed sliding sash window to rear, double radiator beneath, high ceilings with enriched cornice and decorative picture rail, central pendant light fitting with ceiling rose. Turned staircase to :-



LOWER GROUND FLOOR

OPEN PLAN KITCHEN/DINER

8.7m x 5.16m (28'6" x 16'11") widening to 9.59m (31'5")

A beautiful open plan kitchen/dining family area ideal for entertaining with :-

KITCHEN AREA

5.11m x 3.97m (16'9" x 13'0")



A modern fitted kitchen comprising a range of Shaker style wall and base units including cupboards and drawers, work surfaces with matching up-stands. Integrated appliances include large Mercury Range style double oven with grill function and five ring gas hob above, Fisher & Paykel undercounter double drawer dishwasher, automatic washing machine, large American style fridge freezer, Franke sink unit with draining grooves and flexible mixer tap above. Kitchen island with integrated wine fridge. Double glazed sliding sash window to rear, double radiator to side, attractive tiled flooring, recess ceiling lighting.

LIVING/DINING AREA

4.97m x 4.33m (16'3" x 14'2") Widening to 5.36m (17'7")

With double glazed French style patio doors leading to front courtyard, attractive wide board wooden flooring, traditional double radiator and recess ceiling lighting.



FIRST FLOOR

LANDING

With return staircase leading to second floor. Full height mirror fronted fitted storage cupboards, recess ceiling lighting and further pendant lighting.

BEDROOM ONE

4.51m x 3.02m (14'9" x 9'10")



A bright double bedroom with large double glazed window to front, traditional double radiator beneath, two full height fitted wardrobes, feature fireplace with tiled hearth and coloured tiled surround with decorative cast iron fireplace, central pendant light fitting.

BEDROOM TWO

4.29m x 3.01m (14'0" x 9'10")

Large double glazed window to rear, traditional double radiator beneath, feature fireplace with tiled hearth and decorative cast iron fireplace, central pendant light fitting and two full height fitted wardrobes.

HOUSE BATHROOM

3.38m x 1.83m (11'1" x 6'0")

Fitted with a modern four piece suite comprising low flush w.c., vanity wash basin with storage cupboards beneath, panelled bath and corner shower cubicle with part tiled walls and tiled flooring, double glazed window, chrome heated towel rail, wall mounted storage cupboard and recess ceiling lighting.

SECOND FLOOR

LANDING

With Velux window, storage cupboard at mid-stair and loft access hatch.

GUEST W.C.

Fitted with a white suite comprising low flush w.c., circular wash basin, part tiled walls, tiled flooring, recess ceiling lighting. Scope to add shower, if required.

BEDROOM THREE

5.35m x 4.44m (17'6" x 14'6") max into dormer

With double glazed dormer window to front, traditional style double radiator, feature fireplace with tiled hearth and decorative cast iron fireplace, central pendant light fitting.

BEDROOM FOUR

3.44m x 3.11m (11'3" x 10'2")

With double glazed Velux window, traditional style double radiator and central pendant light fitting.

TO THE OUTSIDE

On-street residents permit parking is available to the front of the property on North Street. Further parking available to the rear on a first come first served basis.

GARDENS

Decorative front garden behind iron railings is set to low maintenance gravel with flagged pathways and a range of neatly maintained bushes to the front.