

HOUSE BATHROOM

2.38m x 2.3m (7'9" x 7'6") Widening to 2.62m (8'7")
Fitted with an attractive white three piece suite comprising low flush w.c., floating vanity wash basin with storage drawer beneath, panelled bath with shower and screen above, part tiled walls with tiled flooring, back-lit fitted mirror, storage shelving, double glazed window, heated towel rail, recess ceiling lighting and extractor fan.

SHOWER ROOM

1.68m x 1.51m (5'6" x 4'11")
Fitted with white three piece suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, corner mounted shower cubicle with Mira shower fitting, double glazed window, tiled flooring, single radiator, recess ceiling lighting and extractor fan.

TO THE OUTSIDE

Block paved driveway provides off-road parking for several vehicles and access to :-

DETACHED GARAGE

6.91m x 3.08m (22'8" x 10'1")
With timber manual front door, double glazed window to side and further personnel door, light and power laid on with halogen strip lighting.

GARDENS



The front garden is set largely to lawn behind neatly maintained perimeter hedgerow and dwarf stone wall with shaped flower beds of established bushes, shrubs and trees. The generous sized south westerly facing rear garden is a particular feature of this property affording an

elevated open aspect with several "sun-trap" seating areas. Stone flagged patio provides an ideal space for outdoor entertaining and relaxation along with barbecue and 'al-fresco' dining in the summer months. Terraced garden descends creating lawned garden areas with deep and well stocked established flower beds with a range of bushes, shrubs and trees with flagged stone pathways between.

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.

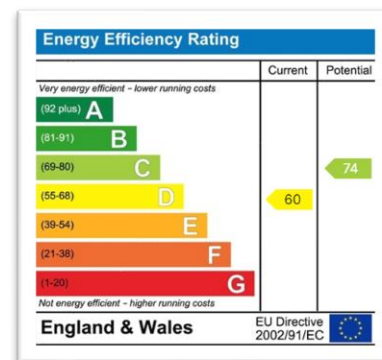
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 December 2023



Wetherby ~ 5 Wharfe View, LS22 6HB

A stunning four bedroom detached family home set amidst generous sized south westerly facing gardens upon one of the most desirable and highly sought after cul-de-sac locations in Wetherby.

- An extended and modernised detached family home
- Four bedrooms
- Two bathrooms/shower rooms
- Spacious lounge with open fire and extended orangery to rear
- Kitchen diner with granite work surfaces and integrated appliances
- Stunning south westerly facing garden with flagged patio seating areas

£875,000 PRICE REGION FOR THE FREEHOLD



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Renton & Parr

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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

From Wetherby centre travelling along Westgate towards Spofforth Hill, keep left at the mini roundabout onto Linton Road. Immediately after crossing the bridge over the old railway line, turn right onto Wharfe Grove then left onto Wharfe View, where the property is situated on the left hand side identified with a Renton & Parr for sale board.

THE PROPERTY

Originally built in the 1930's this beautiful property has been extended and modernised to create well proportioned family living space in excess of 2000 sq ft plus detached garage.

The property benefitting from gas fired central heating and double glazed windows throughout in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

Entering through double glazed front door into entrance porch with double glazed windows to two sides, attractive exposed brickwork and tiled flooring, hardwood panelled internal door into :-

ENTRANCE HALLWAY

With staircase leading to first floor, radiator to side, decorative picture rail and central light fitting.

KITCHEN/DINER

6.08m x 4.1m (19'11" x 13'5") widening to 5.08m (16'8") Attractive open plan kitchen/diner, ideal for entertaining, separated to :-

KITCHEN AREA

5.08m x 2.63m (16'8" x 8'7") Fitted with a traditional solid wood kitchen comprising a range of Shaker Style wall and base units including cupboards and drawers, solid Italian granite work surfaces, tiled splashbacks and window sill reveal, shaped island unit with overhang for breakfast bar seating. Integrated appliances include Bosch electric double oven with grill function and microwave, undercounter

dishwasher, four ring electric induction hob with extractor hood above, one and a half bowl sink unit with drainer and mixer tap along with waste disposal unit. Double glazed window overlooking rear garden, space for further chest freezer, recess ceiling lighting and modern vertical radiator. Doorway leading through to rear porch area with double glazed door onto patio, useful pantry cupboard understairs.



DINING AREA

4.11m x 3.53m (13'5" x 11'6") With double glazed window overlooking front garden, double radiator beneath, attractive fitted wall cabinets with solid wood work surfaces, feature fireplace with electric fire inset and wood effect laminate floor covering stretching through kitchen/diner into downstairs w.c.



DOWNSTAIRS W.C.

1.95m x 1.65m (6'4" x 5'4") Fitted with modern white suite comprising low flush w.c., vanity wash basin with storage cupboard and work surface, double glazed window, heated towel rail, central light fitting, ceiling cornice.

LIVING ROOM

6.07m x 3.82m (19'10" x 12'6") Attractive living space with double glazed windows to front and side, double radiator to front. Feature fireplace with marble hearth and surround with decorative timber

mantelpiece and open fire inset, five wall light fittings and ceiling cornice. Double doors leading into :-



ORANGERY

5.89m x 3.64m (19'3" x 11'11") South facing orangery flooded with light with double glazed windows to side and rear along with vaulted double glazed ceiling, double radiator, central light fitting and two further wall lights, tiled floor covering. French style double glazed patio doors onto rear garden.



UTILITY

2.67m x 1.93m (8'9" x 6'3") Work surface and base units, space and plumbing for automatic washing machine and tumble dryer, stainless steel sink with drainer and taps above, double glazed window, electric heating and timber personnel door onto rear garden.

FIRST FLOOR

LANDING

Attractive fitted window seat to landing area with double glazed window to rear and side affording attractive elevated views over the garden providing an idyllic quiet reading space.

BEDROOM THREE

3.66m x 2.71m (12'0" x 8'10") Large double glazed window overlooking rear garden, fitted wardrobe and dressing table to one side, further double glazed window to side, single radiator and central light fitting.

HALF STAIR LANDING

With open balustrade, two central light fittings, double radiator to side and loft access hatch.

BEDROOM ONE

4.59m x 3.54m (15'0" x 11'7") to front of fitted wardrobe Double glazed window to front, radiator beneath, fitted wardrobe running the length of one wall, two central light fittings.



BEDROOM TWO

4.86m x 3.57m (15'11" x 11'8") Double glazed windows to front and side, double radiator, fitted wardrobes to three sides including window seat with cupboards beneath, central light fitting and two further bedside reading lights.



BEDROOM FOUR

3.8m x 2.46m (12'5" x 8'0") With fitted wardrobe to one side, double glazed window, double radiator beneath, central light fitting.