

TO THE OUTSIDE

Generous block paved driveway provides comfortable off-street parking for multiple vehicles and serves access to :-

SINGLE INTEGRAL GARAGE

5.1m x 2.3m (16'8" x 7'6")

With manual up and over door, light and power laid on.

GARDENS

A level parcel of lawn to front with deep well-stocked flower borders boasting a variety of colourful plants and shrubs, flagged path to side with hand gate leads to a bin store and rear garden. Which is set mainly to lawn, established trees and hedging to the perimeter affording a good degree of privacy. A generous stone flagged patio spans across the rear of the property and extends further down the side creating a comfortable outdoor seating area for entertaining and dining, beyond which a step up to a "crunch-gravel" area. Garden shed, outside water tap.



COUNCIL TAX

Band E (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

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 October 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 ~ 40 Glenfield Avenue, LS22 6RN

This extended and well maintained four bedroom detached family home provides an exciting opportunity for further updating and re-configuration to personal tastes.

- Integral garage
- Ample off street parking
- Beautifully presented lawned garden to front and rear
- Scope and space to create en-suite on first floor
- Generous through lounge with dining area
- Extended to rear with L shaped kitchen/diner
- Five bedroom detached family home
- Bedroom five presently used as an office

£399,950 OFFERS OVER FOR THE FREEHOLD



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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

From Wetherby High Street turn into Victoria Street and right into Walton Road. Passing the fire station turn right into Heuthwaite Avenue, first left into Lacey Grove and right again into Glenfield Avenue where the property is then identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Revealing five bedrooms, this extended detached family home provides scope for further modernisation and remodelling to personal tastes.



The accommodation benefits from gas fired central heating and double glazed windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With staircase to first floor, useful understairs storage cupboard beneath, radiator, front entrance door.

THROUGH LOUNGE/DINER

7.5m x 3.5m (24'7" x 11'5") to widest part
A comfortable lounge area to front with large double glazed window with double radiator beneath, T.V. aerial, "living flame" coal effect gas fire, marble inset and hearth and decorative wooden surround. The space flows into dining area with ample space for dining table and chairs, sliding patio doors leading out to rear garden, additional radiator.



'L' SHAPED KITCHEN/DINER

5.1m x 4.6m (16'8" x 15'1") narrowing to 3.4m (11'1")
The kitchen area comprises a range of wall and base units, cupboards and drawers, laminate worktops with tiled splashback, four ring gas hob with extractor hood above. There is an integrated double stacked cooker, undercounter fridge and separate freezer, window to rear reveals pleasant outlook over rear garden with stainless steel sink unit beneath, space and plumbing for automatic washing machine and dishwasher below. Single door to rear garden, wood effect vinyl floor tile flows into dining area with comfortable space for dining table and chairs, additional radiator, further window overlooking rear garden, useful cloaks cupboard.



FIRST FLOOR

SPLIT LANDING

Loft access hatch.

BEDROOM ONE

4.1m x 3m (13'5" x 9'10")
With double glazed window to front elevation, radiator beneath, a full bank of fitted wardrobes to one side affording a wealth of hanging space, shelving and drawers beneath.



BEDROOM TWO

3.3m x 3.2m (10'9" x 10'5")
With double glazed window to rear elevation, radiator beneath, airing cupboard.



BEDROOM FOUR

3m x 2.2m (9'10" x 7'2")
With double glazed window to front elevation, radiator beneath, fitted wardrobes to one side.

HOUSE BATHROOM

A white suite comprising low flush w.c., pedestal wash basin, panelled bath with part tiled walls, separate shower cubicle with Mira electric shower fitting, chrome heated towel rail, double glazed window to rear.



BEDROOM THREE

4.1m x 2.3m (13'5" x 7'6")
With double glazed window to front elevation, radiator beneath, built in double wardrobes.

HOME OFFICE

3m x 2.3m (9'10" x 7'6")
Double glazed window to rear elevation, radiator beneath, currently used as a home office with telephone point, this versatile room could easily be used as a single bedroom/nursery room or provide an opportunity to create an en-suite shower facility.