

BEDROOM FOUR/STUDY

2.74m x 1.91m (9'0" x 6'3") overall
Including bulk-head with cupboards above, double glazed window with long distance views, radiator.

BATHROOM

3.56m x 2.44m (11'8" x 8'0")
With four piece coloured suite comprising enclosed bath, pedestal wash basin, low flush w.c., shower cubicle, tiled walls, radiator, heated towel rail, double glazed windows to two sides.



SEPARATE TOILET

Half tiled with low flush w.c.,

TO THE OUTSIDE

Block paved driveway to the front gives access to :-

INTEGRAL GARAGE

5m x 2.44m (16'5" x 8'0")
Timber doors, side window, fitted shelving, integral access door.

GARDENS

Attractive front garden with established herbaceous borders, roses, lawn area with stone edging. Side gate leads round to exceptionally private and well planned south facing rear garden being a distinctive feature of the property comprising neat lawns with rose borders, ornamental pond, a variety of bushes and shrubs, stone flagged path with arbour, patio area, garden shed and summer house included. Patio area to the rear of the conservatory has an awning with security light, power and

water. At the rear, there is access to a bridleway in turn leading to Quarry Hill Lane and pleasant walks along the Harland Way and town centre, schools and playing area.

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

Details prepared October 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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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 ~ 43 Oakwood Road, LS22 7QY

An extended four-bedroom detached house providing excellent family accommodation with delightful south facing private rear garden. Providing scope for further modernisation, the property is offered on the open market for the first time in 56 years. No onward chain.

- Lounge, dining room and conservatory
- Extended dining kitchen
- Four bedrooms
- Enlarged bathroom with four piece suite and separate w.c.,
- Private well maintained mature gardens to rear
- Elevated views from the front towards the Hambleton Hills

£400,000 OFFERS OVER FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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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

Proceeding from Wetherby town centre along Deighton Road turn left into Ainsty Road, third left up Barleyfields Road and second right into Oakwood Road where the property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

Offered on the market for the first time since 1967 a four bedroom detached family house, situated within this popular and established residential area with easy access to the Harland Way and town centre amenities.

The property further benefits from elevated views across towards the Hambleton Hills and together with the extended ground floor accommodation and excellent rear gardens we would anticipate high demand for this property.

In further detail with double glazed windows and gas fired central heating the accommodation comprises :-

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator, staircase to first floor, understairs storage cupboard.

LOUNGE

7.52m x 3.28m (24'8" x 10'9") narrowing to 2.87m (9'5") Double glazed bay window to front, stone fireplace with extended plinths, half ceiling cornice, two wall light points, two radiators, multi-paned glazed door opening to :-



DINING ROOM

3.76m x 3.53m (12'4" x 11'7") Ceiling cornice, four wall light points, two radiators. Double doors to :-



CONSERVATORY

3.73m x 3.05m (12'3" x 10'0") Double glazed windows and double doors to side patio and garden, two radiators.



EXTENDED DINING KITCHEN

5.54m x 3.73m (18'2" x 12'3") With range of pine fronted wall and base units including cupboards and drawers, work surfaces with tiled surrounds, one and a half bowl sink unit with mixer tap, plumbed for automatic washing machine, Glow-worm gas fired central heating boiler, double glazed windows to two sides, radiator, space for table and chairs.



SIDE PORCH

With entrance door. Access to integral garage.

DOWNSTAIRS W.C. (OFF)

Tiled walls and floor, low flush w.c., pedestal wash basin.

FIRST FLOOR

With split level landing, loft access.

BEDROOM ONE

3.35m x 3.28m (11'0" x 10'9") Including fitted wardrobes to one wall, matching bedside drawers, double glazed window overlooking rear garden.



BEDROOM TWO

3.99m x 3.28m (13'1" x 10'9") With fitted wardrobes, cupboards and drawers, matching bedside cabinets, radiator, double glazed window with extensive views towards the Hambleton Hills.



BEDROOM THREE

4.78m x 2.39m (15'8" x 7'10") Double glazed window to side, radiator.