

GARDENS

Neat lawned garden to front with wrought iron railings. Side gate gives access to enclosed and landscaped rear garden with resin patio area and path, flanked by herbaceous borders to an area laid with artificial lawn, also flanked by borders of bushes and shrubs. Close boarded fencing for added privacy and security. Outside light and water tap.



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		87
(69-80) C	77	
(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	

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



Thorp Arch ~ 10 Walton Gardens, LS23 7FU

A beautifully presented and much improved four-bedroom semi-detached house occupying a cul-de-sac location on this modern development between the villages of Thorp Arch and Walton.

- Redesigned and enhanced ground floor layout
- Refitted kitchen with integrated appliances
- Open plan lounge/diner with bi-fold doors to landscaped rear garden
- All four bedrooms with fitted wardrobes
- Replaced oak internal doors
- Driveway parking and garage
- Internal inspection recommended

£375,000 PRICE REGION FOR THE FREEHOLD



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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WALTON CHASE

Walton Chase is to be found between the two villages of Walton and Thorp Arch. Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

DIRECTIONS

Proceeding from Wetherby along Walton Road and Wetherby Road before turning right towards Thorp Arch down Walton Road. Second right into Walton Chase and first left into Walton Gardens where the property is situated near the top of the cul-de-sac.

THE PROPERTY

A well presented and tastefully decorated modern four bedroom semi-detached house arranged over three floors, occupying a pleasant cul-de-sac location. Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With travertine tiled floor, radiator, staircase to first floor, walk-in cloaks cupboard.

DOWNSTAIRS W.C.

Half tiled walls, tiled floor, modern white stylish suite comprising low flush w.c., vanity wash basin with cupboard under, heated towel rail, double glazed window.

LOUNGE/DINING ROOM

7.24m x 3.71m (23'9" x 12'2") widening to 14'6" (4.42m)
A light and spacious room with double glazed windows to two sides including bi-fold doors to landscaped private rear garden with integral blinds, attractive fireplace with esse wood burning stove, four wall light points, two radiators, understairs storage cupboard and wine rack.



KITCHEN

3.56m x 2.26m (11'8" x 7'5")
Redesigned and well fitted with range of modern wall and base units including cupboards and drawers, worktops with matching splashbacks, one and a half bowl stainless steel sink unit and mixer tap, integrated fridge freezer, washing machine and dishwasher, Belling oven with 5 ring ceramic hob with extractor hood above, microwave, double glazed window to front, LED ceiling lighting, laminate floor, underfloor heating.



FIRST FLOOR

LANDING

Radiator. Staircase to second floor.

BEDROOM TWO

3.81m x 3.76m (12'6" x 12'4")
Including fitted wardrobes to one wall with floor to ceiling sliding mirror doors, double glazed window to rear, radiator.



BEDROOM THREE

4.67m x 2.34m (15'4" x 7'8")
Including fitted wardrobes with floor to ceiling sliding mirror doors, double glazed window to front, radiator.



BEDROOM FOUR / STUDY

2.74m x 1.93m (9'0" x 6'4") overall
Including fitted wardrobe, double glazed window to front.

FAMILY BATHROOM

3.35m x 2.03m (11'0" x 6'8")
Tiled floor and half tiled walls, white three piece suite comprising panelled bath with mixer taps and shower above, low flush w.c., vanity wash basin with drawers under, heated towel rail, shaver point, extractor fan, LED ceiling lighting.

SECOND FLOOR

Staircase to :-

LANDING

PRINCIPAL BEDROOM

3.96m x 3.4m (13'0" x 11'2") Widening to 14'6" (4.42m) plus 3.05m x 4.44m (10'0" x 14'7")
An 'L' shaped room with fitted wardrobes having sliding mirror doors, Velux window, radiator, bulk-head cupboard, access to eaves storage.



EN-SUITE SHOWER ROOM

2.44m x 2.03m (8'0" x 6'8")
With walk-in shower, low flush w.c., vanity wash basin with drawers under, half tiled walls, tiled floor, extractor fan, shaver socket, Velux window, heated towel rail.



TO THE OUTSIDE

Block paved driveway to the side of the property gives access to :-

GARAGE

5.87m x 2.82m (19'3" x 9'3")
With light and power laid on.

