

With double glazed window to front elevation, radiator beneath.

### HOUSE BATHROOM

Beautifully appointed bathroom comprising a stylish suite with floating low flush w.c. with concealed cistern, vanity wash basin with drawers beneath. Bath with shower over and detachable shower hand piece, attractive wall and floor tiles, chrome heated towel rail, double glazed window to rear, ceiling spotlights, extractor fan.



### TO THE OUTSIDE

An attractive low maintenance front garden largely comprising hard standing gravelled area with flower borders, an attractive Indian stone path leading to front door then extending down the side to side entrance.

### REAR GARDEN

A well proportioned garden offering the best of both having level lawn area with deep well stocked borders boasting a variety of shrubs and bushes. Along with a generous stone flagged patio area ideal for outdoor entertaining as well as further hardstanding area with garden shed and greenhouse.

### GARAGE

End garage in block of 10 nearby.

### COUNCIL TAX

Band C (from internet enquiry).nd (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.

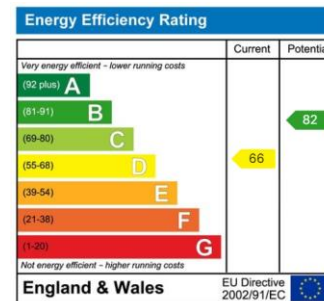
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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



## Wetherby ~ 3 McBride Way, LS22 6NW

This beautifully presented and modernised three bedroom semi-detached, immaculately presented throughout and boasts a newly installed kitchen and bathroom. Located within level walking distance of Wetherby town centre amenities.

- A modernised three bedroom semi-detached
- Beautifully presented throughout
- Superb open plan kitchen diner with living area
- Stylish house bathroom
- Two generous double bedrooms
- Lounge with wood burner
- Bedroom three single room/study
- Enclosed garden to rear
- Single garage and parking

**£329,950** PRICE 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

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 proceeding north before turning right into York Road. First right into School Road and second right into McBride Way where the property is on the left hand side.



### THE PROPERTY

Having undergone an extensive programme of modernisation and cosmetic improvements throughout, this three bedroom semi-detached house benefits from a newly installed kitchen, full re-wire, new bathroom and a new roof to the living area (formerly conservatory).

The accommodation which is immaculately presented throughout in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With UPVC front door and obscure glazed window to side, staircase to first floor with useful understairs storage cupboard, attractive wood effect laminate floor covering, single radiator, LED ceiling spotlights.

#### DOWNSTAIRS W.C.

An attractive modern suite comprising low flush w.c., vanity wash basin with tiled splashback, LED ceiling spotlights, double glazed window to side.

### LOUNGE

4.8m x 3.5m (15'8" x 11'5")

With large double glazed window to front elevation, double radiator beneath, attractive fireplace with recently installed wood burning stove surmounted upon a stone hearth, attractive tiled inset and heavy oak mantle above, T.V. aerial, LED ceiling spotlights.



### OPEN PLAN KITCHEN DINER

#### KITCHEN

3.8m x 2.3m (12'5" x 7'6")

Recently fitted with an attractive range of Shaker style wall and base units, cupboards and drawers, integrated appliances include double stacked cooker, 70/30 split fridge freezer, standard dishwasher. Fitted with an attractive Quartz worktops with matching up-stand, inset Belfast sink unit with mixer tap along with four ring gas hob, extractor hood above. With double glazed window to rear overlooking enclosed rear garden, LED ceiling spotlights. Wood effect laminate floor covering that flows seamlessly through into adjacent dining area.



### DINING AREA

3m x 2.8m (9'10" x 9'2")

With ample space for dining table and chairs, double radiator, pendant lighting, LED ceiling spotlights.



### LIVING AREA

3.3m x 3.2m (10'9" x 10'5")

With double glazed windows to three sides and double French doors leading out to patio area, double radiator, LED ceiling spotlights to vaulted ceiling, new roof.



### UTILITY

With side entrance door and window to side, fitted worktop with space and plumbing beneath for automatic washing machine and tumble dryer, double glazed window to rear elevation, wall mounted Worcester Bosch gas fired boiler.

### TO THE FIRST FLOOR

#### LANDING

With loft access hatch and ladders leading to useful boarded loft space, double glazed window to side, single radiator.

### BEDROOM ONE

3.7m x 3.5m (12'1" x 11'5")

With double glazed window to front elevation, double radiator beneath, built in double wardrobe, T.V. aerial.



### BEDROOM TWO

4.3m x 3m (14'1" x 9'10")

With double glazed window to rear elevation, double radiator beneath, fitted wardrobes to one side.



### BEDROOM THREE

2.6m x 3m (8'6" x 9'10") (to widest part)

