

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

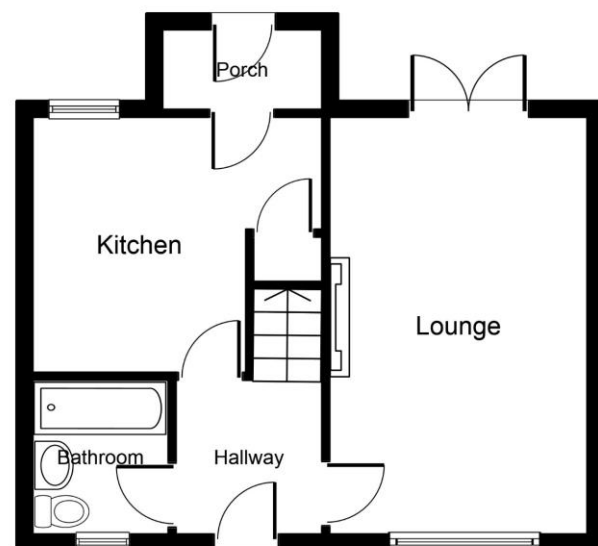
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared October 2023

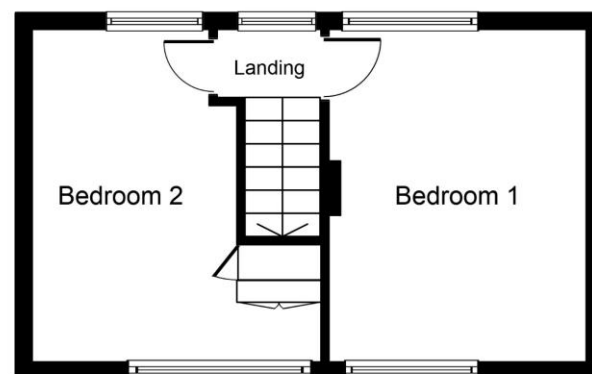
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | 54 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Total floor area 63.9 sq. m. (688 sq. ft.) Approx.



Ground Floor



First Floor

24 Ceres Road, Wetherby, LS22 6JX

NOT TO SCALE For layout guidance only

Wetherby ~ 24 Ceres Road, LS22 6JX

A well-presented two-bedroom terraced property, ideal for first time buyers or buy-to-let investors. Conveniently located with easy access to schools, shops and Wetherby town centre amenities.

- Available with the benefit of no upward chain
- South facing rear garden
- Off-road parking to the front
- Modern bathroom
- Fitted kitchen with large Range style double oven insitu
- Through living room with French style patio doors
- Two generous size double bedrooms

£210,000 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 :-

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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 town centre head north along High Street, turn right onto York Road just before the Morrison's petrol station. Continue for a short while before turning right onto Hallfield Lane, second left onto Ceres Road and the property is identified by a Renton & Parr for sale board on the right hand side.



THE PROPERTY

This well proportioned two bedroom mid terrace property provides an ideal starter home or buy to let investment opportunity. Benefiting from gas fired central heating along with double glazed windows and doors the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through double glazed composite front door into entrance hallway with staircase leading to first floor, double radiator to side, recess ceiling lighting, modern black tiled flooring extending through to kitchen and bathroom areas.

LIVING ROOM

5.15m x 3.19m (16'10" x 10'5")
With double glazed window to front, double radiator beneath. Further double glazed French style patio doors to rear, shelving storage fitted to redundant chimney breast,

two floor mounted lamp fittings and wood effect laminate flooring.



KITCHEN

3.12m x 2.52m (10'2" x 8'3") widening to 3.55m (11'7")
Fitted with modern high gloss kitchen comprising a range of wall and base units, cupboards and drawers, worksurface with tiled splashback and window sill reveal. A large range style double oven with grill, with five ring gas hob and further electric griddle and extractor hood above, one and a half bowl sink unit with drainer and mixer tap above, space and plumbing for automatic washing machine and undercounter fridge unit. Large storage cupboard understairs with gas and electric meters, double glazed window overlooking rear garden, radiator to side, recess ceiling lighting.



REAR PORCH

2.15m x 0.84m (7'0" x 2'9") Max
A useful rear storage space and boot room with boiler cupboard housing wall mounted Ideal gas fired central heating combi-boiler, stable door leading to rear garden.

BATHROOM

1.82m x 1.64m (5'11" x 5'4")
Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower and screen above, tiled walls with tiled flooring, double glazed window to front, chrome heated towel rail, recess ceiling lighting and extractor fan.



FIRST FLOOR

LANDING

Double glazed window overlooking rear garden, recess ceiling lighting.

BEDROOM ONE

4.11m x 3.19m (13'5" x 10'5")
A generous size double bedroom with double glazed windows to front and rear, double radiator, recess ceiling lighting and loft access hatch.



BEDROOM TWO

4.09m x 4.09m (13'5" x 13'5") widening to 3.56m (11'8")
With double glazed windows to front and rear, double radiator, two useful storage cupboards, recess ceiling lighting.



TO THE OUTSIDE

Gravelled driveway provides off road parking for several vehicles with flagged pathway leading to front door.

GARDENS

The front garden is set largely to lawn to the side of the parking area bordered with timber fencing between the neighbouring properties. The rear garden is south facing and is a particular feature of this property set largely to lawn with timber perimeter fencing. Gravelled border frames the rear lawn and widens to create outdoor seating area, ideal for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months. Hardstanding and storage shed to the corner of the garden, handgate to rear provides pedestrian access to pathway leading round the side of the properties for refuse collection.



COUNCIL TAX

Band B (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.