

### GARDENS

Small triangular shaped lawn area to the front. Side gate to useful storage area with a further path leading round to an enclosed and private rear garden, paved and gravelled with bushes and shrubs.



### COUNCIL TAX

Band E (from internet enquiry).

### VIEWING

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

### GENERAL

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

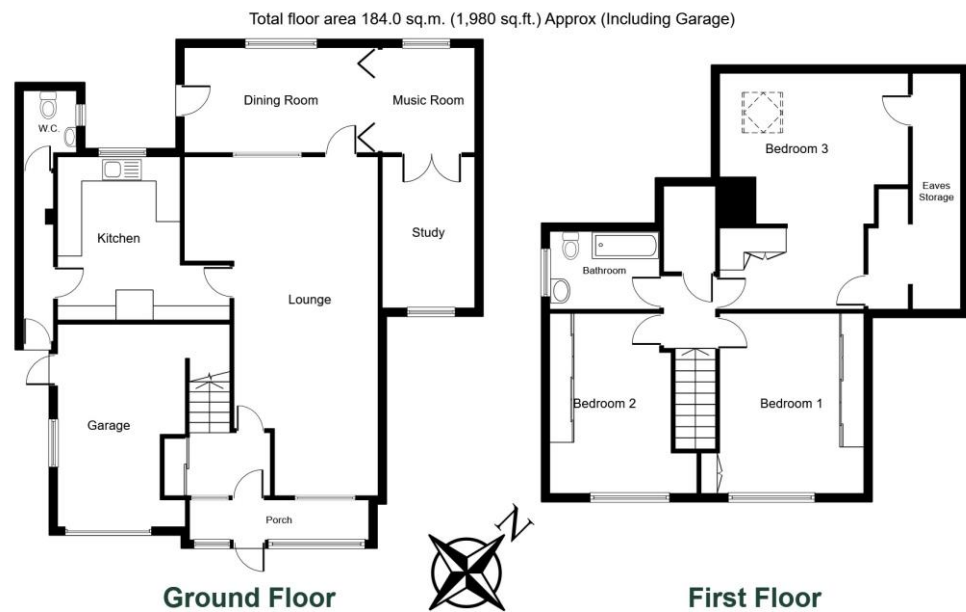
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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.

Details prepared January 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



NOT TO SCALE For layout guidance only

### MISREPRESENTATION ACT

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## Shadwell ~ 5 Ash Hill Garth, LS17 8JS

Offered on the open market for the first time since 1967 an extended three bedroom detached house providing an excellent opportunity for modernisation to personal tastes. A quiet cul-de-sac location on this popular residential development. No upward chain.

- Spacious family accommodation
- 27'4" lounge
- Wrap-a-round rear and side extension
- Three double bedrooms
- Ample storage space
- Garage and gardens

**£395,000** OFFERS OVER FOR THE FREEHOLD



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## SHADWELL

Is a much sought after village only some six miles from Leeds yet surrounded by rolling countryside. The village has its own shops, school and popular Inn. The market town of Wetherby is only some eight miles and there are excellent shopping, schooling and sporting facilities close by. Apart from the A58 access to other major road networks including the A1, M62 and A1/M1 link road are good.

### DIRECTIONS

Approaching the village from the A58 Wetherby/Leeds road. Turn right down Carr Lane to the crossroads. Proceed straight across into Main Street. Right into Ash Hill Lane. First left into Ash Hill Gardens. At the 'T' junction turn left and left again into Ash Hill Drive before turning right into Ash Hill Garth where the property is identified by a Renton & Parr for sale board.

### THE PROPERTY

The property has been in the same ownership from new and has been significantly extended to the side and rear with an enlarged third bedroom at first floor. The property benefits from double glazed windows and warm air ducted heating and now provides an excellent opportunity for modernisation to personal tastes.

The accommodation giving approximate room sizes in further detail comprises :-

### GROUND FLOOR

#### ENCLOSED ENTRANCE PORCH

With UPVC double glazed windows and composite door. Inner door to :-

#### ENTRANCE HALL

Staircase to first floor, cloaks cupboard.

#### LOUNGE

8.33m x 4.7m (27'4" x 15'5") narrowing to 2.59m (8'6")



Double glazed window to front, decorative ceiling beams, stone fireplace with open fire, door leading to :-

#### DINING ROOM

4.88m x 2.64m (16'0" x 8'8")

Having side entrance door, double glazed window to rear, Baxi Brazilia gas convector heater, decorative ceiling beams, folding doors to :-



#### MUSIC ROOM

2.64m x 2.31m (8'8" x 7'7")

With double glazed window to rear. Double doors leading to :-

#### HOME OFFICE

3.73m x 2.26m (12'3" x 7'5")

Double glazed window to front, wall shelving, gas convector heater.



#### KITCHEN

3.96m x 3.05m (13'0" x 10'0") plus recess

Having range of wall and base units including cupboards and drawers, worktops, stainless steel sink unit, Britannia wall mounted boiler providing for domestic hot water.



#### SIDE PORCH

Leading to :-

#### DOWNSTAIRS TOILET

With low flush w.c., pedestal wash basin.

### FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM ONE

4.78m x 3.66m (15'8" x 12'0")

Double glazed window to front, built in wardrobe and additional fitted wardrobes with floor to ceiling sliding mirror doors.



#### BEDROOM TWO

4.72m x 3.05m (15'6" x 10'0")

Fitted wardrobes with floor to ceiling sliding mirror doors, double glazed window to front.



#### EXTENDED BEDROOM THREE

5.97m x 4.62m (19'7" x 15'2") overall narrowing to 3.1m (10'2")

With Velux window, access to extensive eaves storage, gas convector heater, fitted cupboards.

#### BOXROOM

2.01m x 1.32m (6'7" x 4'4")

#### BATHROOM

2.74m x 1.91m (9'0" x 6'3")



A white suite comprising panelled bath, pedestal wash basin, low flush w.c., part tiled walls.

#### TO THE OUTSIDE

A tarmac driveway gives access to :-

#### INTEGRAL GARAGE

5.18m x 3.05m (17'0" x 10'0") max

Having up and over door, light and power. Personnel side door and window. Recess housing boiler for warm air ducted heating system.