

COUNCIL TAX

Band D (from internet enquiry).

FIXTURES & FITTINGS

Carpets and blinds where fitted are included in the sale.

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 November 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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 71.7 sq.m. (772 sq.ft.) Approx



Wetherby ~ 7 Moorlands Court, LS22 6HY

A modern three-bedroom end town house occupying a pleasant cul-de-sac location within easy walking distance of the town centre and local schools. Available with no onward chain.

- Lounge, separate dining room and kitchen
- Three bedrooms and shower room
- Double glazed windows and gas fired central heating
- Gardens front and rear
- Driveway parking and detached garage
- Chain free

£270,000 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 :-

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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 proceeding along North Street before turning right into York Road. First right into School Road and second right into McBride Way. Left into Moorland View and Moorlands Court is then on the left hand side. The property being identified by a Renton & Parr for sale board.

THE PROPERTY

An attractive end town house of three with generous size gardens, centrally heated and double glazed accommodation, available with no onward chain in further detail comprises :-

GROUND FLOOR

ENTRANCE PORCH

With UPVC entrance door, double glazed side window, radiator, inner door to :-

LOUNGE

4.5m x 4.52m (14'9" x 14'10")

Double glazed bay window to front, radiator, ceiling cornice, fireplace with marble inset and hearth, electric fire, staircase to first floor with understairs storage cupboard. Archway to :-



DINING ROOM

3.05m x 2.18m (10'0" x 7'2")

Radiator, ceiling cornice, double glazed french doors to rear.



KITCHEN

3m x 2.21m (9'10" x 7'3")



Range of wall and base units including cupboards and drawers, matching worktops, tiled splashbacks, twin bowl

sink with mixer tap, freestanding cooker with electric oven and gas hob (included in sale), space and plumbing for automatic washing machine, radiator, wall mounted Glow-worm gas fired central heating boiler, double glazed door to rear garden.

FIRST FLOOR

LANDING

Radiator, airing cupboard with insulated tank, access to part boarded loft via retractable ladder with light.

BEDROOM ONE

4.22m x 2.64m (13'10" x 8'8")

Double glazed window to front, radiator.



BEDROOM TWO

3.35m x 2.46m (11'0" x 8'1")

Double glazed window to rear, radiator.



BEDROOM THREE

2.62m x 1.78m (8'7" x 5'10")

Including bulk-head, double glazed window to front, radiator.

SHOWER ROOM

Half tiled walls and three piece white suite comprising shower cubicle, pedestal wash basin, low flush w.c., chrome heated towel rail, double glazed window.



TO THE OUTSIDE

Driveway to the side giving off-road parking for several vehicles leads to :-

DETACHED GARAGE

5.31m x 2.51m (17'5" x 8'3")

Having up and over door, light and power.

GARDENS

Open-plan lawned garden to front. Garden to rear, paved and gravelled for ease of maintenance. Garden shed. Outside water tap, security lighting.

