

there is an enclosed garden with raised decking having direct access off the kitchen dining area creating the ideal space for outdoor entertaining and 'al-fresco' dining. Allocated parking for two vehicles together with E.V. charging point, allocated bin store, outside lighting.

**COUNCIL TAX**

Band D (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.

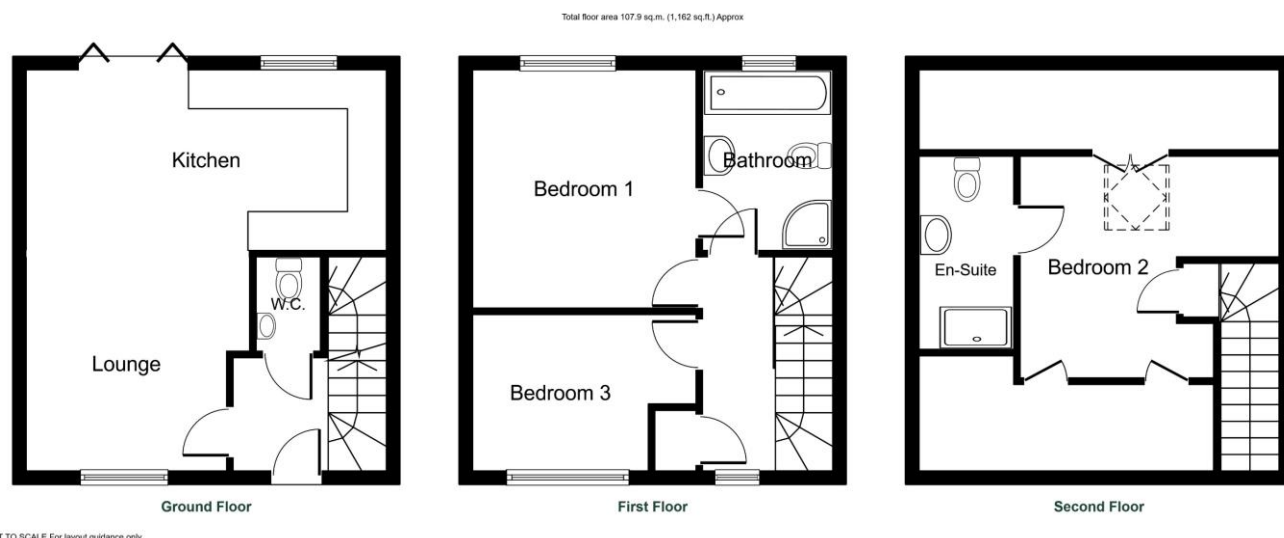
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**VIEWING**

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

Details prepared November 2023



**Wetherby ~ Yeadon House, Deighton Road, LS22 7XL**

A modern town house built 2022 revealing generous accommodation arranged over three floors with three double-bedrooms, a superb open plan living room and kitchen and the remainder of a 10 year NHBC warranty. Located to the north of Wetherby, close to excellent local amenities and Deighton Gates primary school.

- A modern tastefully decorated town house
- Three double bedrooms, two with high quality fitted wardrobes
- Principal bedroom having en-suite shower
- Spacious and well-designed accommodation arranged over 3 floors
- Open plan living kitchen/diner
- Enclosed garden and private parking for two vehicles
- Available with no onward chain

**£375,000** PRICE REGION FOR THE FREEHOLD



**MISREPRESENTATION ACT**

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## 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

Proceeding out of Wetherby along Deighton Road and the site can be located on the left hand side just before Deighton Gates school and the turning to Aire Road.

### THE PROPERTY

Yeadon House is one of six modern town houses built in 2022 with the benefit of the remainder of a 10 year NHBC warranty. An efficient heat exchange system has been installed, together with double glazed windows, hand wired smoke and fire detectors, as well as electric vehicle charging point to the rear.

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

### GROUND FLOOR

#### ENTRANCE HALL

With access gained via modern composite front door with glazed panel, attractive wood effect vinyl floor tiles, radiator, staircase to first floor.

#### DOWNSTAIRS W.C.

An attractive white Vitra suite comprising vanity wash basin, low flush w.c., with concealed cistern and tiled back, single radiator, matching floor tiles, useful understairs storage cupboard.

#### OPEN PLAN LIVING ROOM AND KITCHEN LIVING ROOM

6.3m x 4.3m (20'8" x 14'1")

A lovely light space with double glazed windows to front elevation, radiator beneath, LED ceiling spotlights as well as pendant lighting, T.V. aerial, ample space for dining table and chairs with further radiator, data points. Bi-fold patio doors to rear leading out to raised decked area and enclosed garden beyond. Attractive wood effect vinyl floor covering flows seamlessly through into :-



#### KITCHEN AREA

3.1m x 2.5m (10'2" x 8'2")



Recently fitted with an attractive range of gloss wall and base units, cupboards and drawers, wood effect laminate worktops with matching up-stands, inset one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include Neff cooker with microwave oven above, induction hob with extractor hood above, dishwasher along with automatic washing machine, 70/30

split fridge freezer, double glazed window to rear, LED ceiling spotlights.

### FIRST FLOOR

#### BEDROOM TWO

4.2m x 3.7m (13'9" x 12'1")

With double glazed window to rear elevation, T.V. aerial and telephone point.



#### BEDROOM THREE

4.4m x 2.5m (14'5" x 8'2") overall

With double glazed window to front elevation, fitted high quality wardrobes to one side, T.V. aerial, telephone point.

### HOUSE BATHROOM

Fitted with a modern suite comprising vanity wash basin with double drawers beneath, bath with Porcelanosa tiled surround, white low flush w.c., with concealed cistern, separate walk-in shower cubicle with attractive wall tiles and matching floor tiles. Double glazed window to rear, LED ceiling spotlights, double shaver socket, chrome heated towel rail.



### LANDING

With double glazed window to front elevation, airing cupboard with Ideal gas fired central heating boiler, staircase to second floor.

### SECOND FLOOR

#### BEDROOM ONE

3.5m x 3.4m (11'5" x 11'1") plus recess

A comfortable double bedroom with vaulted ceiling having Velux window to rear, eaves storage to both sides as well as fitted high quality wardrobes to recess. T.V. aerial, telephone point. Internal door leading to :-



#### EN-SUITE SHOWER

With attractive Porcelanosa ceramic wall and floor tiling benefiting from underfloor heating, a modern Vitra suite comprising vanity wash basin with drawer beneath, white low flush w.c., with concealed cistern and tiled back, double shaver socket, chrome heated towel rail, large walk-in shower cubicle.

### TO THE OUTSIDE



A manageable forecourt garden with level lawn, low stone walling and hedging with path to front door. To the rear