

### 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.

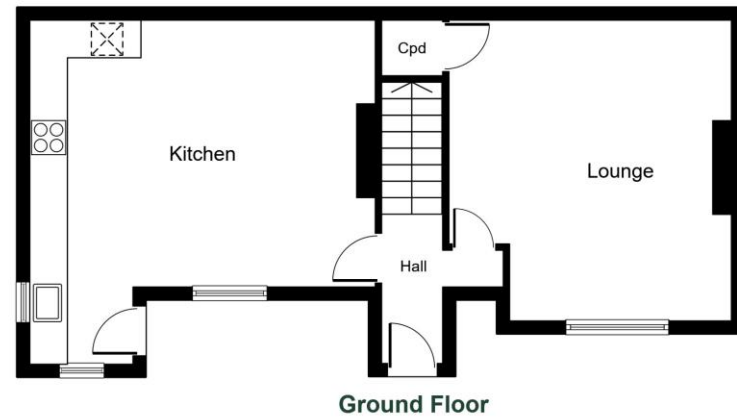
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

### VIEWING

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

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>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(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



## Wetherby ~ 1 Highcliffe Terrace, LS22 6RF

A charming three double bedroom end of terrace enjoying delightful views over the River Wharfe, quietly positioned yet only moments to Wetherby town centre. Offered to the market with the benefit of no onward chain.

- Three bedroom period cottage
- Tastefully decorated and well kept throughout
- Low maintenance garden to front
- Permit parking available
- Open plan kitchen/diner
- Separate lounge
- Excellent town centre location
- No onward chain

**£375,000** 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

Entering Wetherby, head over the bridge and continue straight over the mini roundabout onto the High Street. Turn right onto Victoria Street and then right again onto Highcliffe Terrace where the property is on your right hand side identified by a Renton & Parr for sale sign.

### THE PROPERTY

Offered to the open market with the benefit of no onward chain, this well balanced three bedroom end of terrace cottage is perfectly situated for ease of access to walks along the River Wharfe and Wetherby to centre amenities. The accommodation in further detail comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

With access gained via modern composite front door with double glazed window to side, attractive wood effect laminate floor covering, double radiator, staircase to first floor.

#### LOUNGE

5.1m x 3.9m (16'8" x 12'9")

With double glazed window to front elevation, double radiator, attractive open fire with cast-iron inset, tiled hearth and decorative pine surround and mantelpiece.



### OPEN PLAN KITCHEN DINER

5.5m x 4.2m (18'0" x 13'9")

The dining area has ample space for dining table and chairs with original feature fireplace, double glazed window to front elevation, radiator, ceiling cornice, telephone point. Large opening through into :-



### GALLEY STYLE KITCHEN

5.5m x 1.7m (18'0" x 5'6")

A good size kitchen fitted with a range of hand-painted wall and base units, cupboards and drawers. Integrated appliances include double stacked, AEG cooker and grill, 4 ring gas hob, undercounter fridge and freezer, ceramic sink unit with mixer tap. Built in dishwasher and automatic washing machine, LED ceiling spotlights, double glazed window to side and rear elevation along with stable door leading out to front garden, single radiator.



### FIRST FLOOR

#### LANDING

Window to rear.

#### BEDROOM ONE

4.2m x 3.2m (13'9" x 10'5")

A light and spacious room with double glazed windows to both front and rear elevation, radiator, T.V. aerial, built-in double wardrobe.



#### BEDROOM TWO

4.3m x 2.8m (14'1" x 9'2")

With window to rear elevation, double radiator, ceiling timbers, further window to front elevation revealing delightful, far-reaching views over the River Wharfe towards Micklethwaite. T.V. aerial.



#### BEDROOM THREE

3.3m x 2.7m (10'9" x 8'10")

Check these measurements please?

Window to front elevation enjoying views over the River Wharfe, rustic brick sill beneath, T.V. aerial point, double radiator, exposed ceiling timber.

### HOUSE BATHROOM

3.3m x 2.3m (10'9" x 7'6") overall

Skilfully configured bathroom comprising P shaped bath with modern shower over, attractive wall tiles, white low flush w.c., large vanity wash basin with cupboard space beneath, loft access hatch, storage cupboard, airing cupboard with Worcester Bosch gas boiler, heated towel rail and LED ceiling spotlights.



### TO THE OUTSIDE

Access gained via a pair of hardwood gates reveal landscaped and enclosed low maintenance front garden, comprising raised flower borders, astro-turf lawn area, stone flagged paving and brick patio area. Brick shed and bin store area.



### N.B.

Please note there is a right-of-way for the adjoining neighbouring property.

### SERVICES

We understand mains water, electricity, gas and drainage are connected.