

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.

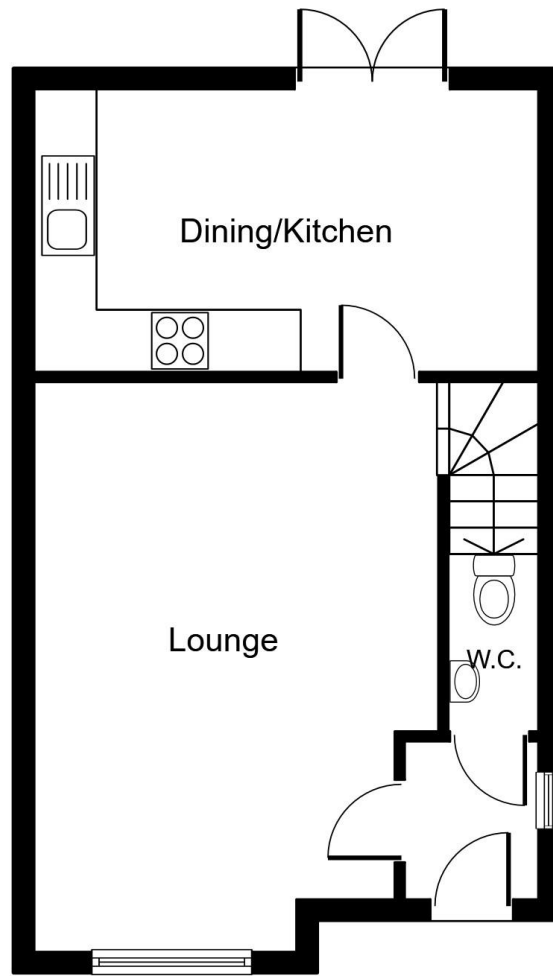
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

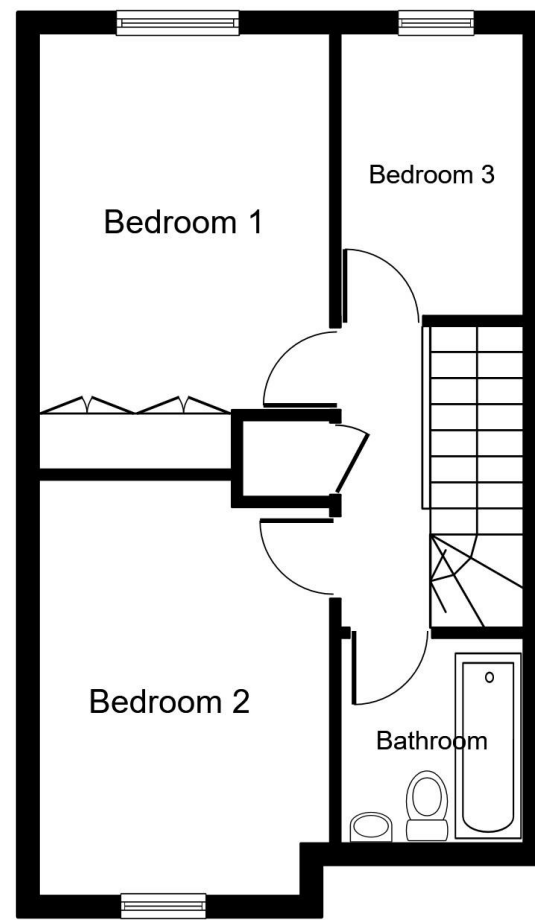
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

NOT TO SCALE For layout guidance only



Wetherby ~ 9 Bloom Drive, LS22 6AR

A modern and spacious three-bedroom semi-detached house occupying a pleasant cul-de-sac location on this popular development off Spofforth Hill within walking distance of Wetherby town centre and excellent amenities.

- Spacious lounge and dining kitchen with integrated appliances
- Three bedrooms and bathroom
- Gas fired central heating and double glazed windows
- Enclosed garden to rear
- Allocated parking for two cars
- Delightful country walks close by.

£329,950 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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Renton & Parr

CHARTERED SURVEYORS
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01937 582731

sales@rentonandparr.co.uk
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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

Proceeding out of Wetherby along Westgate to the mini roundabout taking the second exit up Spofforth Hill towards Harrogate. After a few hundred yards turn right into Glebe Field Drive. Fourth turning on the left into Bloom Drive and the property is situated on the corner identified by a Renton & Parr for sale board.



THE PROPERTY

A well-proportioned three bedroom semi-detached house, favourably situated on this modern development off Spofforth Hill, with delightful walks nearby along the Harland Way.

The accommodation benefits from gas central heating and double glazing in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator, double glazed window.

DOWNSTAIRS TOILET

Part tiled with white suite comprising low flush w.c., wash basin, radiator, extractor fan.

LOUNGE

5.64m x 4.7m (18'6" x 15'5") overall
Including turned staircase to first floor, double glazed window to front, radiator.



DINING KITCHEN

4.7m x 2.77m (15'5" x 9'1")
A range of white fronted Shaker style wall and base units including cupboards and drawers, work tops with matching up-stand, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including double oven, four ring gas hob with extractor hood above, washing machine, dishwasher, fridge freezer. Radiator, double glazed patio doors to rear garden. Cupboard housing Ideal Logic gas fired central heating boiler.



FIRST FLOOR

LANDING

Access linen cupboard.

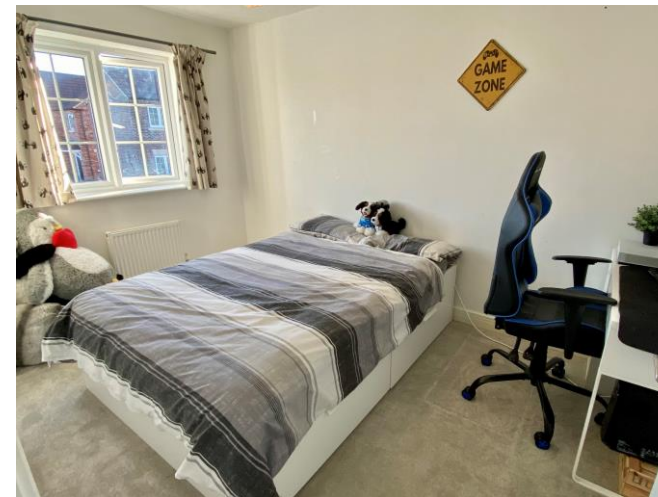
BEDROOM ONE

4.6m x 2.51m (15'1" x 8'3")
Including fitted wardrobes, double glazed window to rear, radiator.



BEDROOM TWO

3.84m x 2.51m (12'7" x 8'3") max
Double glazed window to front, radiator.



BEDROOM THREE

2.77m x 2.08m (9'1" x 6'10")
Double glazed window to rear, radiator.



BATHROOM

2.08m x 1.91m (6'10" x 6'3")
A modern three piece white suite comprising panelled bath with mixer taps, shower and screen above, half pedestal wash basin, low flush w.c., part tiled walls, chrome heated towel rail, double glazed window, extractor fan.



TO THE OUTSIDE

Block paved path to the front and side with open lawned area to the former. Side gate to enclosed rear garden with patio and lawn, garden shed, outside water tap and lighting. Allocated parking for two cars at the front.



COUNCIL TAX

Band C (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected. A service charge of £97.06 paid half yearly to RNG towards communal areas.

GENERAL

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