

creating the ideal space for outdoor entertaining, attractive plum slate chipped borders and fenced perimeter.



SERVICES

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

COUNCIL TAX

Band B (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 July 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



NOT TO SCALE For layout guidance only

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Wetherby ~ 14 Northfield Place, LS22 6TB

This tastefully decorated and beautifully presented four bedroomed semi-detached family home has been extended over the years and much improved, now revealing generous and versatile living accommodation.

- Tastefully decorated throughout
- Generous driveway parking
- Attractive and low maintenance garden to rear
- Modern house bathroom
- Three bedrooms to first floor
- Downstairs w.c.
- Ground floor bedroom or optimal reception room
- Breakfast kitchen with patio doors to rear garden

£325,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

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

Leaving Wetherby along Deighton Road, turn left onto Northfield Place and follow the road round and up the hill. The property is located on your right hand side, identified by a Renton & Parr for sale sign.



THE PROPERTY

Extended and much improved over the years, this deceptively spacious family home has benefitted from a recently fitted gas fired boiler, newly installed double glazed UPVC windows along with a new roof. The accommodation in further detail, giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via modern composite front door, wood effect laminate floor covering, staircase to first floor, double radiator, practical under-stairs storage. Access to integral garage.

DOWNSTAIRS W.C.

Modern white low flush w.c. with vanity wash basin, tiled splashback, recently installed wall mounted Valliant gas boiler within cupboard. Space and plumbing for automatic washing machine and tumble dryer, double glazed window to rear. Tiled floor covering.

LOUNGE

4m x 3.6m (13'1" x 11'9")

A tastefully decorated room with double glazed windows to front elevation, attractive fireplace with living flame coal effect gas fire, tiled inset and hearth with decorative wooden surround and mantle, recess storage to both sides, television aerial, double radiator. Internal double doors leading to :-



BREAKFAST KITCHEN

4.5m x 3m (14'9" x 9'10")

Fitted with a modern kitchen comprising shaker style wall and base units, cupboards and drawers, oak effect laminate worktop with matching upstand, inset one and a quarter stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above. Integrated appliances include dishwasher, seventy-thirty split fridge freezer, cooker with microwave oven above, L.E.D. ceiling spotlights, tile effect floor covering, radiator, space for dining table and chairs, double patio doors leading out to rear garden.



BEDROOM FOUR

3.2m x 2.8m (10'5" x 9'2")

A most versatile room, currently used as a bedroom however could be a further reception room. With window and single door leading out to rear garden, double radiator, data points, LED ceiling spotlights wood effect laminate floor covering.



FIRST FLOOR

LANDING

With loft access hatch. Double glazed window.

BEDROOM ONE

4m x 3m (13'1" x 9'10")

Double glazed window to front elevation, fitted bedroom furniture to one side comprising double wardrobes, above bed storage, television aerial, single radiator.



BEDROOM TWO

3.3m x 3m (10'9" x 9'10")

With double glazed window to rear revealing outlook over private rear garden, double radiator, decorative ceiling cornice.



BEDROOM THREE

3.1m x 2.1m (10'2" x 6'10")

Double glazed window to front elevation, double radiator, television aerial, decorative ceiling cornice.

HOUSE BATHROOM

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin with tiled splashback, bath with detachable shower hand piece, tiled walls and wood effect floor covering, walk-in shower cubicle. Double glazed window to side elevation, extractor fan, chrome heated towel rail.



TO THE OUTSIDE

The property enjoys block paved driveway providing comfortable off-street parking for several vehicles, dwarf wall and path to side revealing rear garden. Enclosed and private garden low maintenance in nature, having a level area of astro turf lawn, generous stone flagged patio area