

CONVERTED LOFT ROOM

7.5m x 3.3m (24'7" x 10'9")

With Velux windows to rear elevation, generous eaves storage to two sides, electric radiator, currently used as home office/playroom. Scope for further development (subject to consents).

BEDROOM FIVE/DRESSING ROOM

3m x 2.6m (9'10" x 8'6")

Currently used as a dressing room with fitted furniture to two sides providing an abundance of hanging and store space, matching dressing table and drawers, double glazed window to rear, radiator beneath.

TO THE OUTSIDE

Enjoying a quiet and secluded position on this exclusive development of just 3 properties with block paved driveway to front providing off-street parking serving access to :-

SINGLE GARAGE

2.6m x 2.6m (8'6" x 8'6")

With manual up and over door, light and power laid on.

GARDENS



Enjoying a generous and established plot with lawned garden to front having mature tree, attractive stone perimeter borders with hedging affording a good degree of privacy. Indian stone flagged path to side with handgate reveals generous rear garden laid mainly to lawn with fenced perimeter. With direct access off the kitchen/diner to recently laid raised patio area, ideal for outdoor

entertaining and 'al-fresco' dining. To the side, steps lead up to a further raised patio with quarry stone backdrop creating a choice position for outdoor relaxation.

COUNCIL TAX

Band F (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected. and (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 February 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		74	
(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	



Wetherby ~ Stonedale, 15 Barleyfields Terrace, LS22 6PW

An infrequent opportunity to acquire this beautifully presented and skilfully extended five bedroom detached family home boasting a superb open plan living/kitchen dining area with delightful outlook over large rear garden. Quietly positioned yet only a short distance to Wetherby town centre, popular primary schools and access onto the Harland Way for walking/cycling.

- Five bedroom detached family home
- Significantly extended to the ground floor
- Beautifully presented and tastefully decorated throughout
- Stunning living/dining kitchen with separate utility and w.c.,
- Lounge
- Principal bedroom with en-suite

£725,000 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.
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.



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 North Street, turn left onto York Place then follow the road round onto Sandringham Road. At the end of the road turn right onto Barleyfields Road and third left onto Barleyfields Terrace, where the property is identified by a Renton & Parr for sale sign.

THE PROPERTY

This well balanced family home has been skilfully extended to the rear and now boasts generous open plan living to the ground floor. Beautifully presented and tastefully decorated throughout, the accommodation benefits from double glazed windows, gas fired central heating and in further detail giving approximate room dimensions comprises:-

GROUND FLOOR

ENTRANCE HALL

Access gained via UPVC front door with double glazed windows to two sides, attractive floor tiles and Herringbone effect LVT flooring which flows throughout a large portion of the ground floor accommodation, returned staircase to first floor with useful understairs storage, double radiator, telephone point.

LOUNGE

3.5m x 6m (11'5" x 19'8")



Tastefully decorated and well balanced comfortable room enjoys a pair of double glazed windows to front elevation, radiator, wall mounted T.V. with attractive electric fire beneath, wall lights, data point, internal bi-folding doors leading through to :-

DINING AREA

4.2m x 2.6m (13'9" x 8'6")

With ample space for dining table and chairs, along with additional seating area, T.V, aerial, personnel door to rear, attractive aluminium frame sliding windows revealing pleasant outlook over established rear garden with mature trees.



STUNNING OPEN PLAN KITCHEN/DINER

6m x 5.5m (19'8" x 18'0")



Beautifully appointed and fitted with an attractive Shaker style range of wall and base units, cupboards and drawers, Quartz worktops with matching up-stand and splashback. Integrated appliances including Rangemaster cooker with five ring gas hob, space for large American style fridge freezer with storage around, impressive central island with matching work surfaces, breakfast bar, cupboards and drawers beneath, integrated dishwasher,

ceramic sink unit with mixer tap, pendant lighting. Matching coffee bar with Quartz worktop, open shelving, integrated Bosch microwave, cupboards beneath.



UTILITY

3.3m x 2m (10'9" x 6'6")

With fitted Shaker style wall and base units, laminate worktop with matching up-stand, integrated automatic washing machine, inset sink unit with mixer tap, ladder effect radiator, single door to rear.

DOWNSTAIRS W.C.

Attractive suite comprising white low flush w.c., with concealed cistern, vanity wash basin with Quartz splashback, chrome radiator, attractive tiled floor covering, extractor fan.

HOME OFFICE

3.1m x 3m (10'2" x 9'10")

A generous work space with fitted oak block worktop set beneath a pair of double glazed windows to front elevation with fitted shutters, attractive LVT floor covering, vertical radiator.

FIRST FLOOR

LANDING

With airing cupboard housing pressurised water cylinder, single radiator.

BEDROOM ONE

3.6m x 3.6m (11'9" x 11'9")

With double glazed window to rear elevation, radiator beneath, door way leading to :-



EN-SUITE

Appointed with a traditional white suite comprising low flush w.c., Burlington wash hand basin, walk-in shower cubicle with tiled walls, attractive floor tiles, double glazed window to rear, radiator, extractor fan.



BEDROOM TWO

3.1m x 3m (10'2" x 9'10")

With double glazed window to front elevation, radiator beneath, T.V. aerial.

BEDROOM THREE

3.5m x 2.7m (11'5" x 8'10")

Double glazed window to front elevation, radiator beneath, fitted wardrobes to one side.

HOUSE BATHROOM

With an attractive white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, modern wall and matching floor tiles, chrome heated towel rail, extractor fan, double glazed window to rear.

BEDROOM FOUR

3.2m x 3m (10'5" x 9'10")

With double glazed window to rear elevation, radiator beneath, loft access hatch with drop-down ladders revealing a most practical useable loft space.