



### SERVICES

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

### COUNCIL TAX

Band C (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

### MORTGAGES

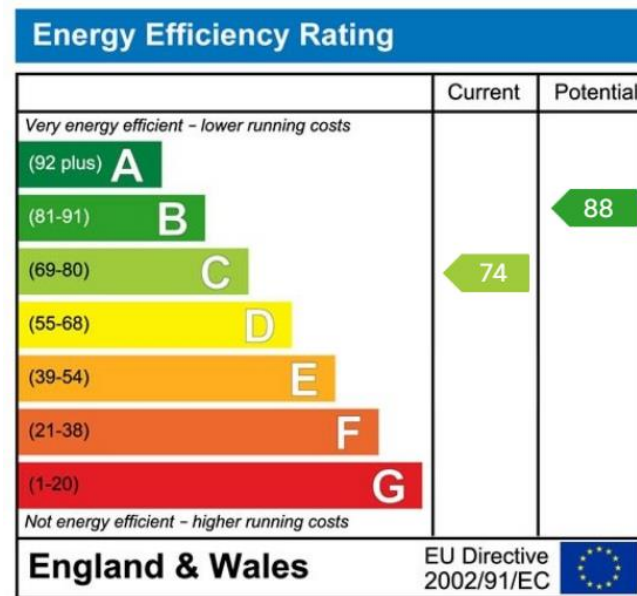
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared February 2024



## Wetherby ~ 15 Aire Road, LS22 7UE

A well-presented and tastefully decorated three -bedroom semi-detached home conveniently located within level walking distance to Wetherby town centre with it's excellent range of amenities and local schools.

- Well appointed three bedroom semi-detached home
- Extended to the rear with downstairs wc
- Open plan kitchen diner with integrated appliances
- South facing 'sun trap' rear garden
- UPVC double glazed windows throughout
- Off road parking

**£279,950** 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  
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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

Leaving Wetherby heading along Deighton Road just after the traffic lights turn left onto Aire Road and immediately left again. The property is identified on the left hand side by a Renton & Parr for sale board.



## THE PROPERTY

Tastefully decorated and well-presented throughout this popular style three bedroom semi-detached home provides an exciting opportunity for young families or down-sizers alike.

The accommodation which benefits from gas fired central heating, double glazed windows and doors in further detail giving approximate room dimensions comprises :-

## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed windows to three sides with replacement composite front door to useful porch area with cloaks hooks, and attractive tiled flooring, doorway leading to :-

### INNER HALL

With staircase leading to first floor, radiator to side, central light fitting and French style double doors into :-

## LIVING ROOM

4.44m x 3.58m (14'6" x 11'8") max overall  
With large double glazed window to front looking over front garden, double radiator beneath. Large understairs storage cupboard with wall mounted gas fired Worcester central heating boiler and further electric consumer unit. Central light fitting and wood effect laminate floor covering extending through from living room into :-



## KITCHEN DINER

4.55m x 2.64m (14'11" x 8'7") widening to 4.25m (14'11")  
A bright and airy open plan kitchen diner with extended porch to the rear. Fitted with a modern white kitchen comprising a range of high gloss handleless wall and base units including cupboards and drawers, work surfaces with matching up-stands and tiled splashback. Integrated appliances include AEG double oven with grill function, four ring induction hob with extractor hood above, undercounter dishwasher. Space and plumbing for automatic washing machine, stainless steel unit with drainer and mixer tap above, space for American style fridge freezer, recess ceiling lighting. Dining area with French style UPVC double glazed patio doors onto rear garden, double radiator to side and recess ceiling lighting.



## DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, radiator to side, double glazed window, recess ceiling lighting, laminate flooring.

## FIRST FLOOR

### LANDING

Double glazed window to side, loft access hatch and central light fitting.

### BEDROOM ONE

3.92m x 2.64m (12'10" x 8'7")  
Large double glazed window to front, radiator beneath, central light fitting and wood effect laminate flooring.



### BEDROOM TWO

3.3m x 2.64m (10'9" x 8'7")  
Large double glazed window overlooking rear garden, radiator beneath, central light fitting, wood effect laminate flooring.

### BEDROOM THREE

2.92m x 1.87m (9'6" x 6'1")  
Double glazed window to front, radiator beneath, central light fitting and wood effect laminate flooring.

## BATHROOM

2.14m x 1.83m (7'0" x 6'0")  
Fitted with a modern white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower and screen above, attractive tiled walls with tiled flooring along with electric underfloor heating. Chrome heated towel rail to side, double glazed window, recess ceiling lighting and extractor fan.



## TO THE OUTSIDE

Tarmac driveway provides off road parking for several vehicles and access to :-

### SINGLE GARAGE

5.6m x 2.68m (18'4" x 8'9")  
With UPVC double doors to front, double glazed window and further side personnel door into rear garden. Light and power laid on.

## GARDENS

Decorative front gardens set largely to lawn behind rendered Dwarf stone wall with neatly maintained shaped hedgerow, stone flagged path leads to front door.

### REAR GARDEN

South facing rear garden is a particular feature of this property with stone flagged patio area providing ideal spot for outdoor entertaining along with barbecue and 'al-fresco' dining through the summer months, enjoying uninterrupted sunshine all day. Set partially to lawn with dwarf stone wall and perimeter hedgerow providing a raised flower bed for planting of decorative pot plants, bushes and shrubs.