

### BEDROOM THREE

4.12m x 3.68m (13'6" x 12'0") widening to 4.64m (5'2")  
Double glazed window to rear, radiator beneath and central pendant light fitting.

### BEDROOM FOUR

4.7m x 2.86m (15'5" x 9'4")  
Large double glazed window to front, radiator beneath and central pendant light fitting.

### BEDROOM FIVE

3.33m x 2.75m (10'11" x 9'0")  
Double glazed window overlooking rear garden, radiator beneath and central pendant light fitting.

### TO THE OUTSIDE

Block paved driveway provides off road parking for several vehicles and access to integral garage.

### GARDENS

Decorative front garden set to lawn behind a red robin hedgerow. The rear garden is set largely to lawn with timber fencing to three sides, sandstone flagged patio area provides ideal space for outdoor entertaining along with barbecue and 'al-fresco' dining in the summer months. The garden enjoys a position to the outer edge of the development with tree-lined border providing complete privacy to the rear.



### COUNCIL TAX

Band G (from internet enquiry).

### SERVICES

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

### SERVICE CHARGE

Approx £160 per annum to cover maintenance of estate and woods behind houses.

### 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

Details prepared April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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.
- 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.
- 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 ~ 3 Ezart Avenue, LS22 6WH

A beautiful five-bedroom detached family home of exceptional quality, built to the popular 'Hawarth' style enjoying a choice position within the exclusive and highly sought after development of Spofforth Park.

- A contemporary five bedroom detached family home
- Bedrooms One and Two have ensuite shower facilities
- Large open plan kitchen dining family room with bifold doors
- Living room and separate playroom
- Generous sized private rear garden
- Off road parking and integral double garage

**£925,000** PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

*Premium*

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 turn right at the mini roundabout and proceed up Spofforth Hill. Passing the traffic lights take the next right onto Ingbarrow Gate, continue straight over the crossing then turn right onto Ezart Avenue where the property will be located on your left hand side.

### THE PROPERTY

A beautifully presented and tastefully decorated detached family home revealing light and spacious accommodation arranged over two floors. Benefiting from the remainder of a 10 year NHBC builders warranty, double glazed windows and gas fired central heating, the accommodation in further detail giving approximate room dimensions comprises:-

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering through composite double glazed front door into attractive entrance hallway with staircase leading to first floor, radiator to side, recess ceiling lighting and luxury vinyl flooring extending through the hallway into w.c., and into the kitchen/dining room.

#### DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, part tiled walls, radiator to side, recess ceiling lighting and extractor fan.

#### LIVING ROOM

4.69m x 4.63m (15'4" x 15'2")  
Attractive double doors opening into generous size living room with high ceilings, double glazed window to front, double radiator beneath. Feature fireplace with slate hearth, exposed brick work surround with heavy timber mantle piece and wood burning stove inset, recess ceiling lighting and central pendant light fitting.



#### OPEN PLAN KITCHEN DINER

9.12m x 5.54m (29'11" x 18'2") Narrowing to 3.17m (10'4")  
A bright and airy L shaped kitchen/diner with attractive vaulted ceiling, ideal for entertaining, separated to :-

#### KITCHEN AREA

5.5m x 4.27m (18'0" x 14'0")  
Fitted with a modern kitchen comprising range of wall and base units, cupboards and drawers, solid Quartz work surfaces with matching up-stand. Integrated AEG appliances include electric double oven and integrated microwave, undercounter dishwasher, five ring gas hob with extractor hood above, one and a half bowl stainless steel sink unit with draining grooves and flexible mixer tap. Central island unit with storage cupboards to both sides and circular breakfast bar. Double glazed window overlooking rear garden, two further double glazed Velux windows, modern vertically hung radiator, recess ceiling lighting and further pendant light above breakfast bar, double doors lead to full height storage cupboard with alarm and media hub.



#### DINING AREA

4.64m x 3.16m (15'2" x 10'4")  
With double glazed bi-fold doors onto rear garden and patio areas with electric roller blinds to the inside, modern vertically hung radiator and recess ceiling lighting.



#### PLAYROOM

4.3m x 3.07m (14'1" x 10'0")  
Double glazed French style patio doors onto rear garden, electric roller blinds inside, double radiator, recess ceiling lighting and central pendant light fitting.



#### UTILITY

3.07m x 1.86m (10'0" x 6'1")  
With continuation of kitchen wall and base units, work surface with matching up-stand, stainless steel sink unit with drainer and flexible mixer tap above, cupboard housing wall mounted Ideal Logic gas fired central heating boiler, double glazed side door, recess ceiling lighting and extractor fan, double radiator. Doorway leading to :-

#### INTEGRAL GARAGE

6.16m x 4.99m (20'2" x 16'4")  
A generous size double garage with light and power laid on, electric up and over garage door, carpeted flooring and strip lighting.

### FIRST FLOOR

#### GALLERIED LANDING

With recess ceiling lighting, double radiator to side, loft access hatch, storage cupboard housing large pressurised hot water cylinder, further storage space available.

#### BEDROOM ONE

4.54m x 3.61m (14'10" x 11'10") to front of fitted wardrobes  
Attractive master bedroom with double glazed window to front, double radiator beneath, fitted wardrobes running the length of one wall and central pendant light fitting.

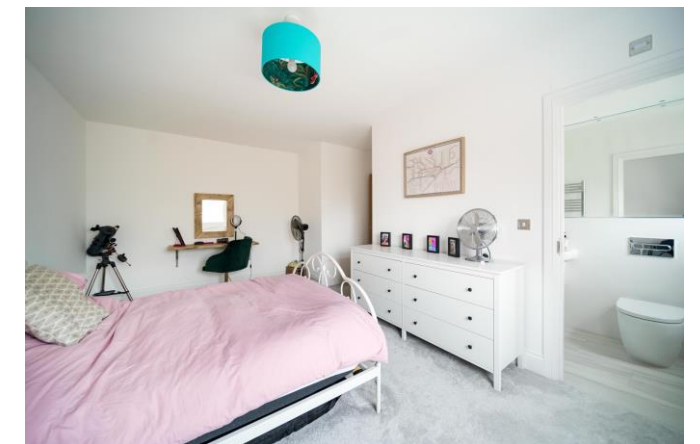


#### EN-SUITE SHOWER

2.22m x 1.96m (7'3" x 6'5") Widening to 2.8m (9'2")  
Fitted with modern white suite comprising low flush w.c., floating vanity wash basin with storage drawer beneath, large step-in shower cubicle with both "drencher" and hand-held shower fittings, part tiled walls with luxury vinyl floor covering, double glazed window, chrome heated towel rail, recess ceiling lighting and extractor fan.

#### BEDROOM TWO

5m x 3.19m (16'4" x 10'5") Widening to 4.69m (15'4")  
Generous size double bedroom with double glazed window overlooking rear garden, radiator beneath and central pendant light fitting.



#### EN-SUITE SHOWER

2.91m x 1.17m (9'6" x 3'10")  
A modern white suite comprising low flush w.c., floating pedestal wash basin and step in shower cubicle with part tiled walls and luxury vinyl floor covering, large inset backlit mirror, double glazed window, recess ceiling lighting and extractor fan, chrome heated towel rail.

