



COUNCIL TAX
Band E (from internet enquiry)

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

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

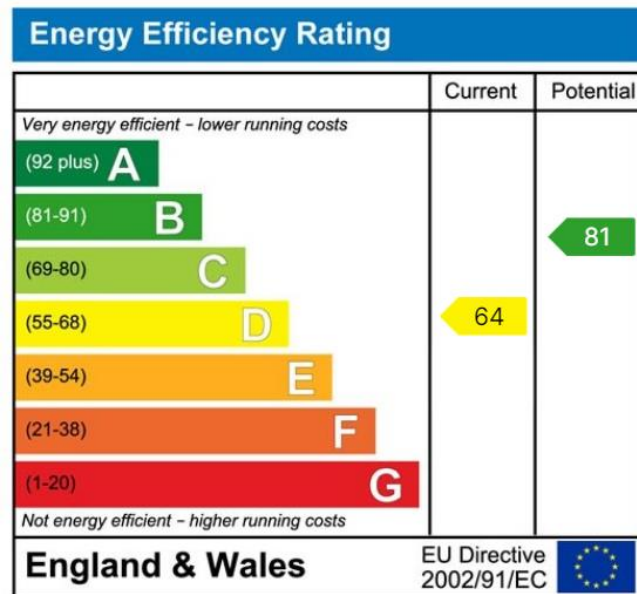
Details prepared February 2024

TO THE OUTSIDE

Served by an attractive block paved driveway providing comfortable off street parking. The property enjoys well-maintained gardens to front and rear.

GARDENS

A neat parcel of lawn to front with flower borders and established trees to one side. Handgate to side reveals rear garden which is a particular feature of this property, as it is most generous in size, south facing and beautifully maintained with deep well-stocked borders boasting a variety of flowers, shrubs and bushes, as well as mature beech tree affording a good degree of privacy. Stone flagged patio area with direct access off living room with comfortable space for outdoor dining and relaxation. Greenhouse, generous garden shed to rear corner. Outside water tap, electric point.



Wetherby ~ 10 Hall Orchards Avenue, LS22 6SN

This popular style four bedroom detached home has been extended over the years to reveal light and spacious ground floor accommodation enjoying a pleasant outlook over generous south facing rear garden.

- Off-street parking
- Private south facing garden
- Through lounge
- Converted garage to home office
- Extended to the rear creating a dining kitchen with pantry
- Well-maintained and tastefully decorated throughout
- Four bedroom detached family home

£445,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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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.
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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 from the town centre along High Street into North Street, turn right by the Morrisons garage into York Road. After a few hundred yards turn third right into Hall Orchards Avenue. Follow the road round to the right and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Well-maintained and tastefully decorated throughout, this extended four bedroom detached family home enjoys a generous south facing rear garden and is situated within level walking distance to Wetherby town centre amenities and excellent local schooling. The accommodation in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

A generous entrance hallway with wood effect laminate floor covering, returned staircase to first floor with useful understairs storage beneath, radiator, modern UPVC front door with double glazed windows to side, telephone point.

HOME OFFICE

4.3m x 2.5m (14'1" x 8'2")

Extended to front creating a lovely light home office with double glazed windows to both front and side elevation, single radiator, built in storage set behind double doors, laminate wood effect floor covering.

LOUNGE

4.6m x 3.2m (15'1" x 10'5")

With large double glazed window to front elevation, "living coal" effect gas fire with attractive marble surround and inset, decorative timber mantle piece, T.V. aerial, radiator. Large opening through into :-



SITTING AREA

2.9m x 2.7m (9'6" x 8'10")

A lovely light space with double glazed windows and double patio doors to rear revealing a delightful outlook over private rear garden, radiator.



DINING KITCHEN

5.1m x 3.8m (16'8" x 12'5")

The kitchen area is fitted with a range of modern Shaker style wall and base units, cupboards and drawers with laminate worktop, matching up-stand and tiled splashback, inset one and a quarter stainless steel sink unit. Integrated appliances include double stacked cooker, four ring gas hob with extractor hood above, space and plumbing for automatic washing machine, fridge and freezer, double glazed window revealing delightful outlook over generous lawned garden. Ample space for dining table and chairs, double radiator, LED ceiling spotlights. Large Velux window. Sliding door reveals :-



UTILITY/PANTRY

2.4m x 1.1m (7'10" x 3'7")

With fitted eye level units, worktop with space beneath for automatic washing machine, wall mounted Worcester Bosch gas boiler.

SIDE LOBBY

With downstairs w.c., external door leading to courtyard at the side and internal door leading to **INTEGRAL STORE/CLOAKS** 2.3m x 1.5m (7'6" x 4'11")

FIRST FLOOR

SPLIT LANDING

With loft access hatch.

BEDROOM ONE

3.7m x 3.3m (12'1" x 10'9")

With double glazed window to front elevation, radiator beneath, fitted bedroom furniture to two sides comprising floor to ceiling wardrobes, above bed storage and matching bedside table and drawers, ceiling spotlights.



BEDROOM TWO

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

With double glazed window to rear elevation, radiator beneath, wood effect floor covering.



BEDROOM THREE

2.4m x 4.75m (7'10" x 15'7")

With large dormer window to side elevation, radiator beneath, wood effect floor covering, doorway leading to :-

BOXROOM

2.4m x 1.7m (7'10" x 5'6")

BEDROOM FOUR

2.6m x 1.8m (8'6" x 5'10")

With double glazed window to front elevation, above stairs store cupboard, single radiator, wood effect floor covering.

HOUSE BATHROOM

A modern white suite comprising white low flush w.c., half pedestal wash basin, bath with attractive mosaic effect tiled surround, large walk-in shower cubicle, double glazed window to rear, chrome heated towel rail, ceiling spotlights, extractor fan.