

With double glazed window to rear elevation, radiator beneath.

### HOUSE BATHROOM

Recently fitted with a modern suite comprising vanity wash basin with cupboard beneath, white low flush w.c., with concealed cistern, panelled bath with shower over, attractive wall tiles, built in storage to one side housing Worcester Bosch gas boiler, ladder effect heated towel rail, double glazed window to side and rear elevation, ceiling spotlights.

### BEDROOM FOUR

2.9m x 2m (9'6" x 6'6")  
Currently used a study with double glazed window to front elevation.

### TO THE OUTSIDE

With generous "crunch-gravel" driveway to front providing comfortable off-street parking for multiple vehicles and extending down the side of the property leading to :-

### SINGLE GARAGE

5.2m x 2.4m (17'0" x 7'10")  
With manual up and over door, light and power laid on, window to side, personnel door to rear.

### GARDENS



Enclosed private rear garden with fenced perimeter and established hedging and trees affording a good degree of privacy, shaped lawn with borders, generous patio which expands across the rear of the property with direct access

out of the kitchen/diner creating the ideal space for outdoor entertaining and 'al-fresco' dining. Outside water tap.

### COUNCIL TAX

Band F (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 April 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(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	

### MISREPRESENTATION ACT

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## Wetherby ~ 7 Beechwood Rise, LS22 7QT

A sympathetically extended four-bedroom detached family home, now revealing well-balanced accommodation boasting a superb dining kitchen area and a generous principal bedroom with en-suite shower facility.

- Extended four-bedroom detached family home
- Principal bedroom with ensuite shower facility
- Modern and stylish house bathroom
- Superb dining kitchen area
- Lounge with wood burning stove
- Separate snug room, downstairs W.C
- Popular location on outskirts of Wetherby
- Private corner plot

**£535,000** PRICE REGION FOR THE FREEHOLD



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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 out of Wetherby along Deighton Road turn left into Ainsty Road. Take the fifth turning right into Beechwood Rise and the property is situated on the corner of a cul-de-sac on the left hand side by a Renton & Parr for sale board.



### THE PROPERTY

Extended and much improved over the years this well presented and tastefully decorated family home benefits from quality oak doors throughout, attractive floor covering, double glazed windows, gas fired central heating and in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With access gained via modern composite front door with fan-light, engineered oak floor covering, staircase to first floor with useful understairs storage cupboard fitted beneath, radiator, telephone point.

#### LOUNGE

3.3m x 4.4m (10'9" x 14'5")

With bay window to front elevation, deep sill beneath, double radiator, engineered oak floor covering, attractive wood burning stove surmounted upon stone mantle, T.V. aerial.



#### SNUG

3.5m x 2.2m (11'5" x 7'2")

With bay window to front elevation, deep sill beneath, double radiator.

#### OPEN PLAN KITCHEN DINER

7.8m x 3.2m (25'7" x 10'5")

A superb space for entertaining and cooking. The kitchen area is fitted with a range of modern gloss wall and base units, cupboards and drawers, granite work surfaces with tiled up-stands, integrated appliances include oven with four ring ceramic hob, space for American style fridge freezer, space and plumbing for automatic washing machine, integrated dishwasher. Purpose built pantry providing practical storage solution, vertical radiator, opening through into adjacent dining area with LED ceiling spotlights, Amtico floor covering, double patio doors leading out to rear garden.



#### DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., vanity wash basin, part tiled walls, radiator, ceiling spotlights.

### FIRST FLOOR

#### SPLIT LANDING

Loft access hatch.

#### BEDROOM ONE

5m x 4m (16'4" x 13'1")

A lovely light room benefiting from dual aspect having double glazed window to front elevation and side, double radiator, wall lights, internal door leading to :-



#### EN-SUITE SHOWER

A modern white suite comprising low flush w.c., large bowl, vanity wash basin with drawers beneath, wall mounted medicine cabinet to side, tiled walls and floor covering, chrome heated towel rail, walk-in corner shower cubicle with wall mounted electric shower fitting, ceiling spotlights, extractor fan.



#### LANDING

Sliding patio doors leading out to roof terrace ideally positioned for outdoor relaxation.

#### BEDROOM TWO

3.8m x 3.2m (12'5" x 10'5")

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



#### BEDROOM THREE

3.6m x 2.8m (11'9" x 9'2")

