



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

SERVICES

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

COUNCIL TAX

Band E (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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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	



Thorp Arch ~ 11 Walton Gardens, LS23 7FU

A tastefully presented three double bedroom modern semi-detached house providing spacious accommodation arranged over three floors. Positioned within a quiet cul-de-sac in this popular residential location between the villages of Thorp Arch & Walton.

- Views towards the Leeds Utd training ground from the rear
- Enclosed low maintenance garden to rear
- Generous parking to side and front
- Garage with ladder to boarded loft
- Tastefully fitted kitchen with integrated appliances
- Three double bedrooms, the master with en-suite shower

£354,950 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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

WALTON CHASE

Walton Chase is to be found between the two villages of Walton and Thorp Arch. Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

DIRECTIONS

Leaving Wetherby proceed along Walton Road towards Wighill. After passing the sign for Walton village on your left hand side, turn right and proceed towards Thorp Arch along Walton Road, taking the second right turn onto Walton Chase. The property is situated at the top of the cul-de-sac on the left hand side.

THE PROPERTY

A well appointed modern semi-detached property with the benefit of chrome sockets and LED lighting throughout, offering spacious accommodation arranged over three levels. Situated within this desirable residential area only a short walking distance from Walton and Thorp Arch villages and suitably placed for those commuting further afield to Leeds or York.

Gas fired central heating installed, together with double glazed windows, the accommodation in further detail comprises :-

ENTRANCE HALL

Radiator, cloaks cupboard, staircase to first floor.

DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., vanity wash basin, heated chrome towel rail, double glazed window, extractor fan, part tiled walls.

LOUNGE/DINING ROOM

7.21m x 3.71m (23'8" x 12'2") overall



A light and airy room with two double glazed windows to side and bi-folding doors to rear. Three radiators, Esse wood burning stove with stylish fire surround and black tiled hearth, useful understairs storage cupboard, Karndean flooring, T.V. point.

KITCHEN

3.56m x 2.24m (11'8" x 7'4")

Well-fitted with range of wall and base units including cupboards and drawers, integrated appliances including dishwasher, washing machine, microwave, oven and four ring gas hob with extractor hood above, sink unit with mixer tap, wood effect work tops and tiled splashbacks, space for fridge freezer. Tiled flooring, LED pelmet downlighters, kick-board lighting and spotlights to ceiling, double glazed window with deep sill, radiator.



FIRST FLOOR

LANDING

With radiator.

BEDROOM THREE

3.78m x 3.76m (12'5" x 12'4") overall

Including fitted wardrobes to one wall with sliding mirror doors, double glazed window to rear, radiator. T.V. point.



BEDROOM TWO

4.44m x 4.65m (14'7" x 15'3") narrowing to 2.79m (9'2")

Formerly two bedrooms now a spacious 'L' shaped bedroom with sitting area having two double glazed windows to front, radiator, fitted wardrobes with sliding mirror doors, part laminate flooring, T.V. aerial point.



BATHROOM

2.26m x 2.13m (7'5" x 7'0")

Stylish and contemporary bathroom suite comprising low flush w.c., wash basin, panelled bath with shower fitting above and glass shower screen, part tiled walls, matching floor tiles, shaver point, heated towel rail, extractor fan, LED ceiling lighting.



SECOND FLOOR

LANDING

PRINCIPAL BEDROOM ONE

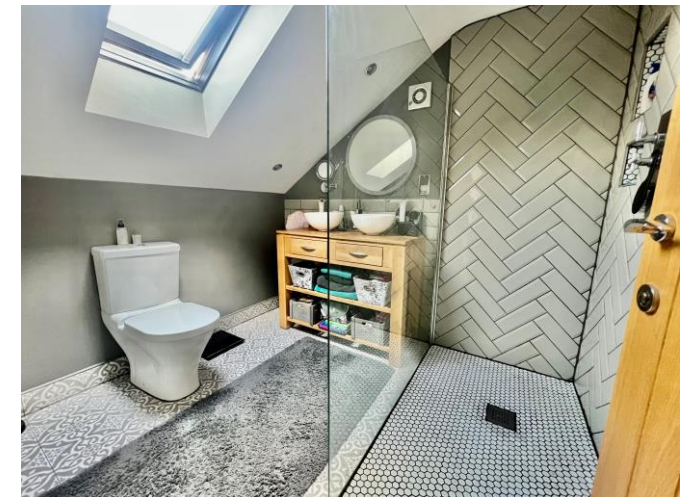
7.62m x 4.44m (25'0" x 14'7") overall

With Velux window, built in storage with hanging rails to one wall having mirrored doors and additional eaves storage beyond, two further storage cupboards, radiator, T.V. point.



EN-SUITE WET ROOM

A contemporary suite comprising low flush w.c., walk-in shower with drain away, wash basin with drawers under, Velux window, extractor fan, heated towel rail, shaving socket, LED spotlights, part tiled walls and tiled floor.



TO THE OUTSIDE

Block paved forecourt and driveway with parking for several vehicles gives access to :-

SINGLE GARAGE

5.89m x 2.84m (19'4" x 9'4")

Having electric up and over door, light and power laid on. Staircase to useful boarded loft storage area.

GARDENS

The rear garden is fully enclosed and approached through a side gate with patio area and artificial lawn.