



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 April 2024

COUNCIL TAX

Band C (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

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Thorp Arch ~ 15 Woodland Drive, LS23 7BL

A beautifully presented three-bedroom end town house arranged over three floors being sold at 60% market value under an 'affordable housing' scheme through Yorkshire Housing Association. Conveniently situated on this modern development between the popular villages of Thorp Arch and Walton.

- 60% of market value
- Certain criteria apply
- Three bedrooms over two floors
- Lounge and kitchen
- Conservatory extension
- Generous sized landscaped gardens enclosed to rear
- Two garden sheds included
- Cul de sac location

£195,000 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
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

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

From Wetherby proceeding along Walton Road towards Walton village. Turn right into Walton Road at the T junction towards Thorp Arch. First right into Woodland Drive where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

A beautifully presented three bedroom end town house arranged over three floors being sold at 60% market value under an 'affordable housing' scheme through Yorkshire Housing Association. Conveniently situated on this modern development between the popular villages of Thorp Arch and Walton.

Benefitting from gas fired central heating, double glazing and generous sized landscaped gardens to the rear, the property further comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through composite front door into entrance hallway with staircase leading to first floor, radiator, wood effect vinyl floor covering, pendant light fitting and ceiling cornice.

DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, double glazed window, radiator, central light fitting and extractor fan.

LIVING ROOM

4.26m x 3.03m (13'11" x 9'11") max



With double glazed window to front, radiator, useful storage cupboard under the stairs, central light fitting and ceiling cornice.

BREAKFAST KITCHEN

3.95m x 2.45m (12'11" x 8'0")

Fitted with a traditional Shaker style kitchen comprising range of wall and base units cupboards and drawers, solid oak work surfaces with matching up-stands, integrated appliances include fridge and freezer, Rangemaster double oven with grill function and warming drawer, six ring gas hob and extractor hood above, integrated sink unit with drainer and mixer tap, space and plumbing for automatic washing machine, radiator, two central light fittings and wood effect vinyl floor covering, two double glazed windows and double glazed French style patio doors leading to :-



CONSERVATORY

3.96m x 3.29m (12'11" x 10'9")

With double glazed windows to three sides and double glazed roof, French style patio doors onto rear garden, exposed brick base and attractive tiled flooring, central fan-light fitting and further wall light.



FIRST FLOOR

LANDING

Double glazed window to side, radiator, two central light fittings, returned staircase to second floor.

BEDROOM TWO

3.94m x 2.26m (12'11" x 7'4") max

Two double glazed windows, either side of attractive French style double glazed patio doors, opening onto south-facing Juliette balcony, central light fitting and radiator.



BEDROOM THREE /DRESSING ROOM/STUDY

3.97m x 2.64m (13'0" x 8'7") narrowing to 1.08m (3'6")

An "L" shaped room with two double glazed windows to front, radiator, central light fitting.



SHOWER ROOM

1.84m x 1.7m (6'0" x 5'6")

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, step-in shower cubicle with "drencher" shower fitting, part tiled walls with wood effect vinyl floor covering, central light fitting and extractor fan, chrome heated towel rail.



SECOND FLOOR

Returned staircase leads to :-

BEDROOM ONE

3.88m x 3.04m (12'8" x 9'11") max

A generous size double room with two double glazed Velux windows, useful bulk head storage cupboard, further boiler cupboard housing wall mounted Worcester gas fired central heating combi-boiler, central pendant light fitting, radiator and loft access hatch.



TO THE OUTSIDE

Tarmac driveway provides off road parking and space for bin store, timber handgate leads round a stone flagged pathway onto rear garden which is a particular feature of this property, attractive south-facing rear garden set to low maintenance stone flagged patio with raised planters housing a range of flowering bushes and shrubs, timber fencing borders the garden to three sides with two large timber storage sheds, from the conservatory into the garden provides an ideal south facing "sun-trap" area for outdoor entertaining and 'al-fresco' dining in the summer months. Outside water tap and lighting.