

TO THE OUTSIDE

A feature of the property are the delightful gardens extending to approximately 1/3rd of an acre, laid mainly to lawn. Approached through wrought iron gates with recently laid block paved driveway providing extensive parking for several vehicles.

ATTACHED GARAGE

6.12m x 3.51m (20'1" x 11'6")
Having electric up and over door, light, power and water laid on. Vaillant gas fired central heating boiler. Garden shed.

GARDENS

Lawned gardens to three sides interspersed by neatly trimmed conifer bushes and four fruit trees. There are two patio area's, one located off the lounge being nicely sheltered and private. Outside lighting.



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

MORTGAGES

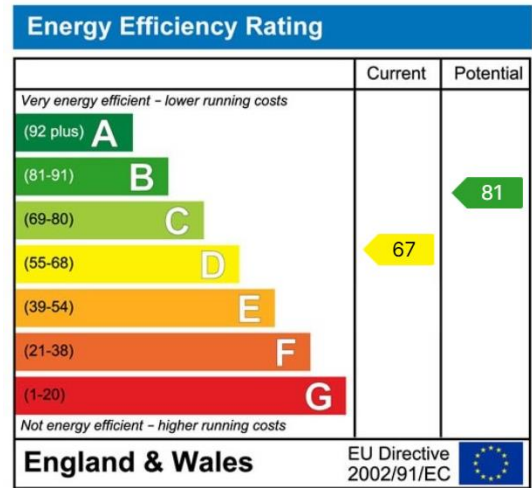
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for 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 April 2024



Walton ~ The Garth, Hall Park Road, LS23 7DQ

The Garth is an individual detached bungalow providing spacious centrally heated and double-glazed accommodation with scope for cosmetic improvements or radical alterations, subject to planning being set in good size garden grounds of approximately 1/3rd of an acre. No onward chain.

- Lounge, dining area and sitting room
- Two double bedrooms and large bathroom
- Fitted kitchen and utility room
- Extensive block paved driveway and wrought iron gated entrance
- Attached garage and large garden shed
- A popular established village location

£575,000 OFFERS OVER 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

WALTON

Walton Village is an historic rural community with a wealth of ancient buildings and having many connections with the famous local family of Fairfax who acquired the Walton Estate in 1249.

Situated almost equidistant to Leeds, York and Harrogate with the A.1 some 3 miles and within easy commuting distance of other major commercial centres and road networks. The market town of Wetherby is some 3 miles with an excellent range of shops, schools and sporting facilities including indoor swimming pool, golf course etc.

DIRECTIONS

Leaving Wetherby along Walton Road which leads into Wetherby Road. After approximately 2 miles turn left into School Lane. Continue round into Main Street before turning left pass the Fox & Hounds into Hall Park Road. After a few hundred yards the property is then situated on the left hand side, identified by a Renton & Parr for sale board.



THE PROPERTY

An individual two bedroom detached bungalow set in generous size gardens of approximately 1/3rd of an acre. Offered on the open market for the first time in 35 years. Available with the benefit of no onward chain the spacious accommodation providing scope for modernisation and

improvement and extension, subject to planning in further detail giving approximate room sizes comprises:-

ENTRANCE PORCH

3.84m x 1.45m (12'7" x 4'9")
UPVC double glazed windows to three sides, inner door leading to :-

ENTRANCE HALL

Radiator, loft access.

CLOAKROOM

Tiled walls and floor with low flush w.c., vanity wash basin, cupboards under, fitted cloaks cupboard, radiator.

LOUNGE

7.26m x 3.89m (23'10" x 12'9")
Double glazed windows to three sides and French doors to side patio. Adam style fireplace with marble inset and hearth, coal effect gas fire, two radiators, five wall light points, ceiling cornice, multi-paned double doors leading to :-



DINING AREA

3.76m x 3.38m (12'4" x 11'1")
Radiator, ceiling cornice.



SITTING ROOM

3.12m x 3.23m (10'3" x 10'7")
Fireplace with electric fire, ceiling cornice, four wall light points, double glazed French doors to rear patio area.



KITCHEN

3.63m x 2.59m (11'11" x 8'6")
Having range of wall and base units including cupboards and drawers, work surfaces, one and a half bowl sink unit with mixer taps, tiled walls, double oven, fridge freezer, hob. Space for dryer, double glazed window, tiled floors extending through into :-



UTILITY ROOM

3.15m x 1.37m (10'4" x 4'6")
Wall and base cupboards, worktops, sink unit with mixer tap, tiled walls, double glazed window and door, plumbed for automatic washing machine.

BEDROOM ONE

4.27m x 3.4m (14'0" x 11'2") overall
With fitted wardrobes, double glazed window overlooking rear garden, radiator, ceiling cornice.



BEDROOM TWO

3.48m x 3.35m (11'5" x 11'0")
Fitted wardrobes, double glazed window to rear, radiator, ceiling cornice.



LARGE BATHROOM

4.27m x 2.57m (14'0" x 8'5")
Tiled walls and five piece coloured suite comprising panelled bath, shower cubicle, bidet, low flush w.c., pedestal wash basin, radiator, triple glazed window, linen cupboard.

