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Timber handgate to rear garden with flagged patio area. The shaped rear garden is bordered with timber fencing, dwarf stone wall creates and raised planting area with flower beds housing a range of flowering bushes and shrubs.

COUNCIL TAX

Band C (from internet enquiry).

SERVICES

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

GENERAL

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VIEWING

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MORTGAGES


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Details prepared March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 2 Poplar Avenue, LS22 7RA

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- Well-appointed three-bedroom semi-detached house
- Lounge with "living-flame" gas fire
- Open plan kitchen diner
- Raised "sun-trap" garden to side with brick built barbecue and patio
- Double glazed windows throughout
- Off-road parking and further carport

£295,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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THE PROPERTY

Tastefully decorated throughout, this popular style three bedroom semi-detached house provides an excellent opportunity for young families or downsizers alike.

The accommodation which benefits from gas fired central heating and double glazed windows throughout in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

2.04m x 0.84m (6'8" x 2'9")

Entering through UPVC front door into useful entrance porch with double glazed windows to two sides, cloaks storage hooks and exposed timber floor boards, doorway leading to :-

INNER HALL

With staircase leading to first floor, double glazed window to side, double radiator beneath, central light fitting and ceiling cornice. Glazed doorway into :-

LIVING ROOM

4.47m x 3.57m (14'7" x 11'8")

With large double glazed window to front, double radiator beneath, useful storage under the stairs with Worcester wall mounted gas fired combi-boiler and electrical consumer unit beneath. Feature fireplace with hearth and surround, timber mantle piece with "living flame" gas fire inset, central light fitting and ceiling cornice.



KITCHEN/DINER

4.56m x 2.66m (14'11" x 8'8")

Fitted with traditional Shaker style kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with matching up-stands and tiled splashbacks. Leisure "Gourmet Classic" range style double oven with four ring gas hob and extractor hood above, one and a half bowl sink unit with drainer and mixer tap, space and plumbing for automatic washing machine and undercounter dishwasher. Double glazed window looking over rear garden, attractive tiled flooring into dining area with double glazed French style patio doors, modern vertically hung radiator, two central light fittings and ceiling cornice.



FIRST FLOOR

LANDING

With double glazed window at half stair, loft access hatch, pendant light fitting and ceiling cornice.

BEDROOM ONE

3.7m x 2.72m (12'1" x 8'11")

Large double glazed window to front with radiator beneath, central light fitting and ceiling cornice.



BEDROOM TWO

3.49m x 2.72m (11'5" x 8'11")



Double glazed window to rear, radiator beneath, central light fitting.

BEDROOM THREE

2.26m x 1.75m (7'4" x 5'8") overall

Double glazed window to front, radiator beneath, fitted storage cabinet, central pendant light fitting.

BATHROOM

2.21m x 1.72m (7'3" x 5'7")

Re-fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, panelled bath with shower and screen above, tiled walls with wood effect laminate flooring, double glazed window, heated towel rail, recess ceiling lighting and extractor fan.



TO THE OUTSIDE

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GARDENS

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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 March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	



Wetherby ~ 2 Poplar Avenue, LS22 7RA

A well-presented and tastefully decorated three-bedroom semi-detached home enjoying attractive corner plot with raised barbecue seating area. Conveniently positioned within walking distance of local schools and Wetherby's excellent town centre amenities.

- Well-appointed three-bedroom semi-detached house
- Lounge with "living-flame" gas fire
- Open plan kitchen diner
- Raised "sun-trap" garden to side with brick built barbecue and patio
- Double glazed windows throughout
- Off-road parking and further carport

£295,000 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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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

Leaving Wetherby heading north along Deighton Road, straight over the mini roundabout then turn left onto Ainsty Road. Second left onto Barleyfields Road, then first right onto Popular Avenue where the property is located on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

Tastefully decorated throughout, this popular style three bedroom semi-detached house provides an excellent opportunity for young families or downsizers alike.

The accommodation which benefits from gas fired central heating and double glazed windows throughout in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

2.04m x 0.84m (6'8" x 2'9")

Entering through UPVC front door into useful entrance porch with double glazed windows to two sides, cloaks storage hooks and exposed timber floor boards, doorway leading to :-

INNER HALL

With staircase leading to first floor, double glazed window to side, double radiator beneath, central light fitting and ceiling cornice. Glazed doorway into :-

LIVING ROOM

4.47m x 3.57m (14'7" x 11'8")

With large double glazed window to front, double radiator beneath, useful storage under the stairs with Worcester wall mounted gas fired combi-boiler and electrical consumer unit beneath. Feature fireplace with hearth and surround, timber mantle piece with "living flame" gas fire inset, central light fitting and ceiling cornice.



KITCHEN/DINER

4.56m x 2.66m (14'11" x 8'8")

Fitted with traditional Shaker style kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with matching up-stands and tiled splashbacks. Leisure "Gourmet Classic" range style double oven with four ring gas hob and extractor hood above, one and a half bowl sink unit with drainer and mixer tap, space and plumbing for automatic washing machine and undercounter dishwasher. Double glazed window looking over rear garden, attractive tiled flooring into dining area with double glazed French style patio doors, modern vertically hung radiator, two central light fittings and ceiling cornice.



FIRST FLOOR

LANDING

With double glazed window at half stair, loft access hatch, pendant light fitting and ceiling cornice.

BEDROOM ONE

3.7m x 2.72m (12'1" x 8'11")

Large double glazed window to front with radiator beneath, central light fitting and ceiling cornice.



BEDROOM TWO

3.49m x 2.72m (11'5" x 8'11")



Double glazed window to rear, radiator beneath, central light fitting.

BEDROOM THREE

2.26m x 1.75m (7'4" x 5'8") overall

Double glazed window to front, radiator beneath, fitted storage cabinet, central pendant light fitting.

BATHROOM

2.21m x 1.72m (7'3" x 5'7")

Re-fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, panelled bath with shower and screen above, tiled walls with wood effect laminate flooring, double glazed window, heated towel rail, recess ceiling lighting and extractor fan.



TO THE OUTSIDE

A driveway provides off-road parking and access to further carport, two timber sheds providing useful storage space.

GARDENS

The front garden is set largely to lawn behind timber fence and hedgerow, raised shaped flower beds house a range of flowering bushes and shrubs with dwarf stone garden wall.

