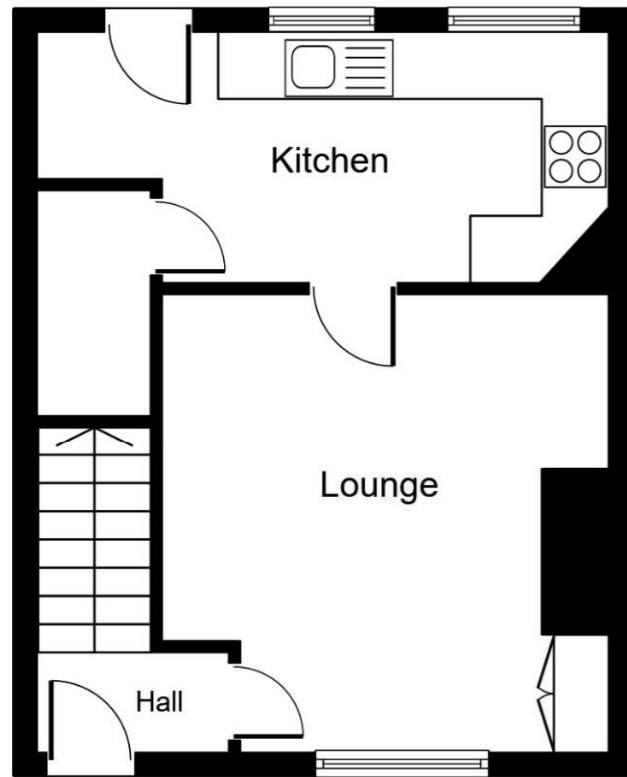


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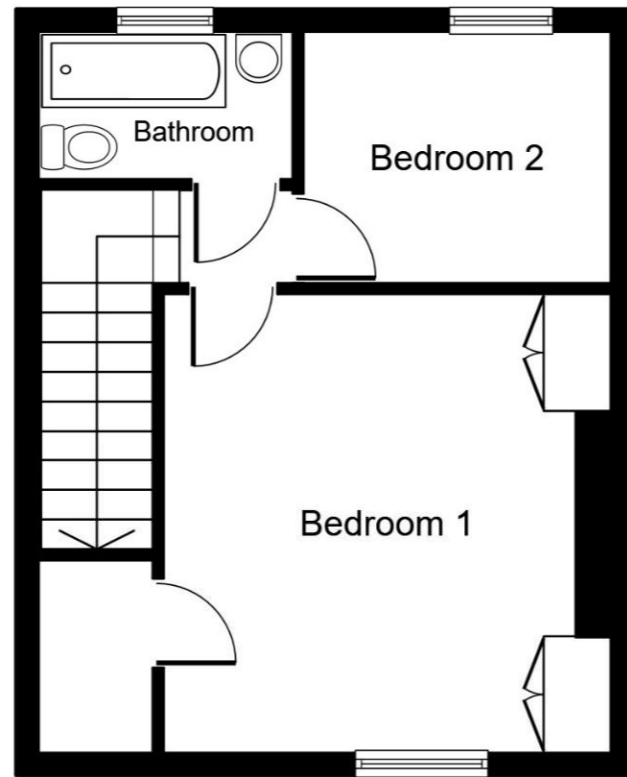
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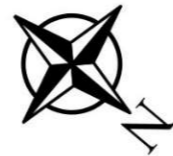
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Ground Floor



First Floor



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- Town centre location
- Living room with beamed ceiling
- Light and airy kitchen
- Two bedrooms
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£200,000 OFFERS OVER FOR THE FREEHOLD



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GROUND FLOOR

ENTRANCE LOBBY

With staircase to first floor, radiator.

LOUNGE

4.11m x 4.06m (13'6" x 13'4")

Beamed ceiling, laminate wood floor, feature fireplace with inset with electric fire, alcove to recess with shelf and cupboard under, storage cupboards, double glazed window to front, radiator in cabinet, part glazed door to :-



BREAKFAST KITCHEN

5.11m x 2.39m (16'9" x 7'10")

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BEDROOM TWO

2.77m x 2.44m (9'1" x 8'0")

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BATHROOM

Tiled walls and modern white suite comprising panelled bath with shower above, vanity wash basin, low flush w.c., heated towel rail, double glazed window.



TO THE OUTSIDE

To the rear there is a stone walled, enclosed cottage garden with south-westerly aspect. On-street permit parking to the front.



SERVICES

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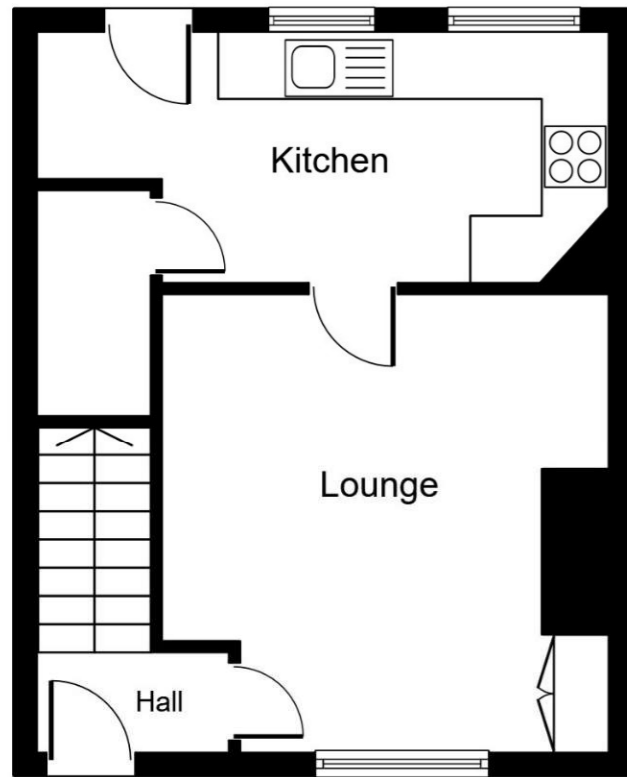
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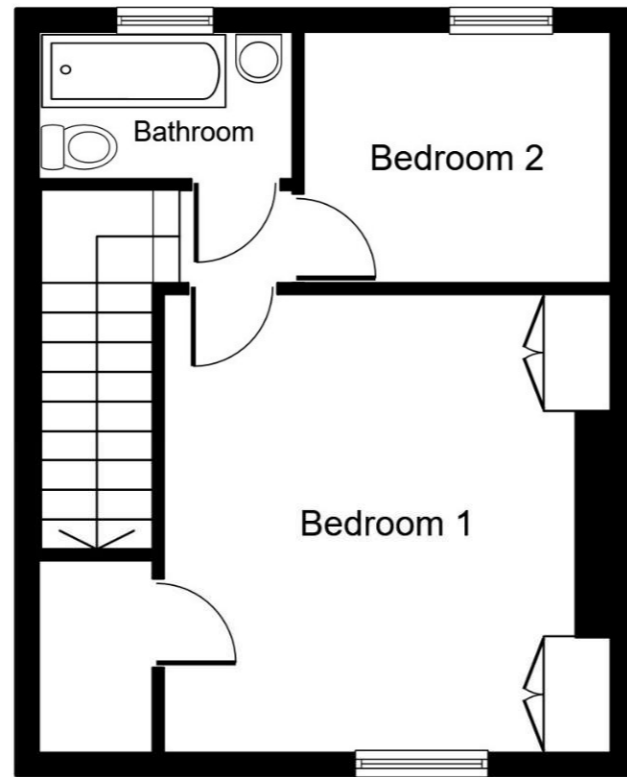
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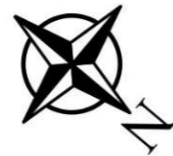
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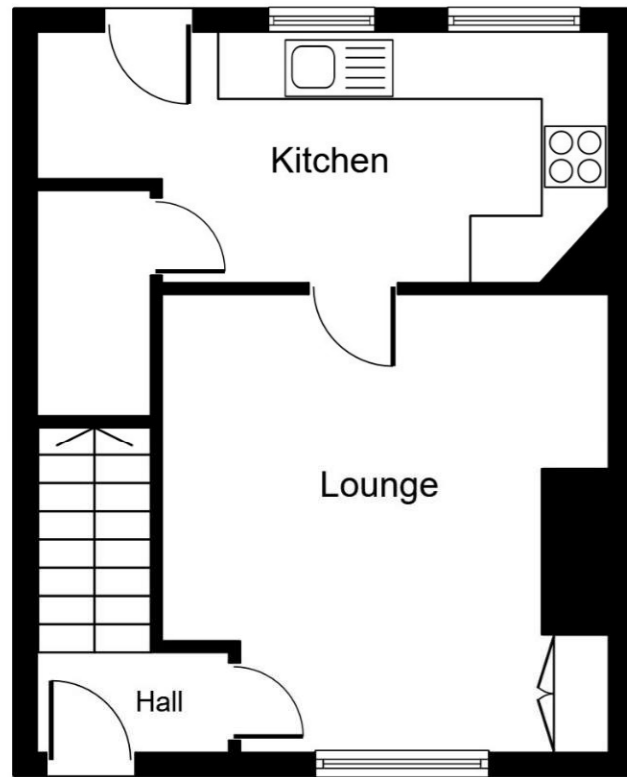
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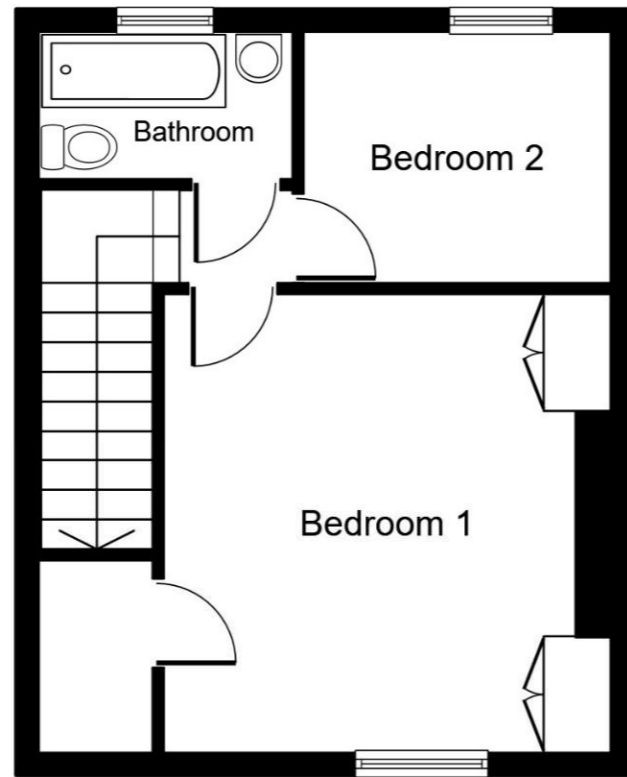
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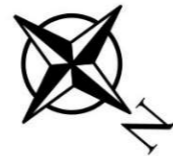
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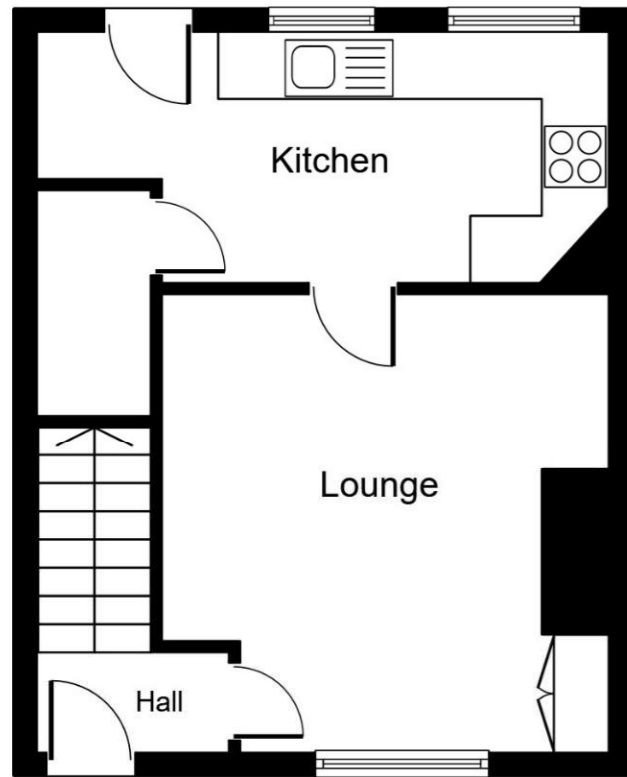
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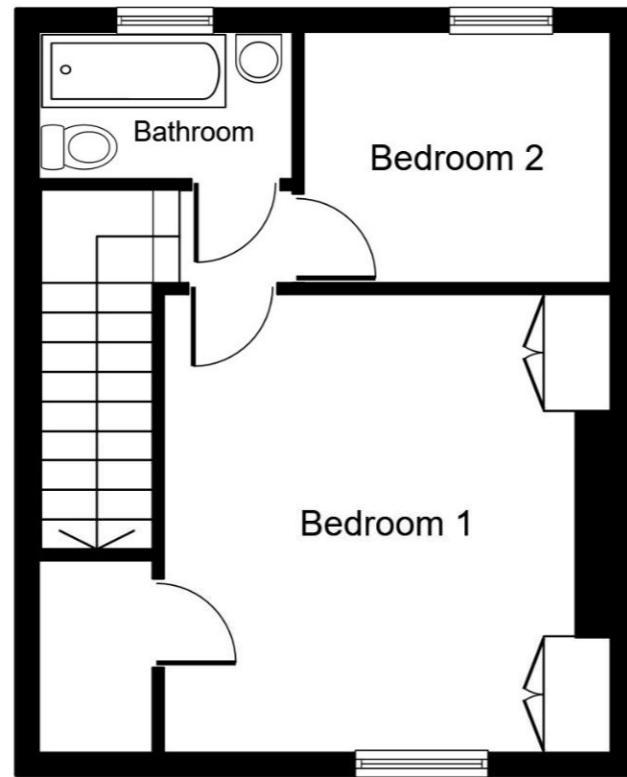
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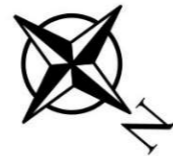
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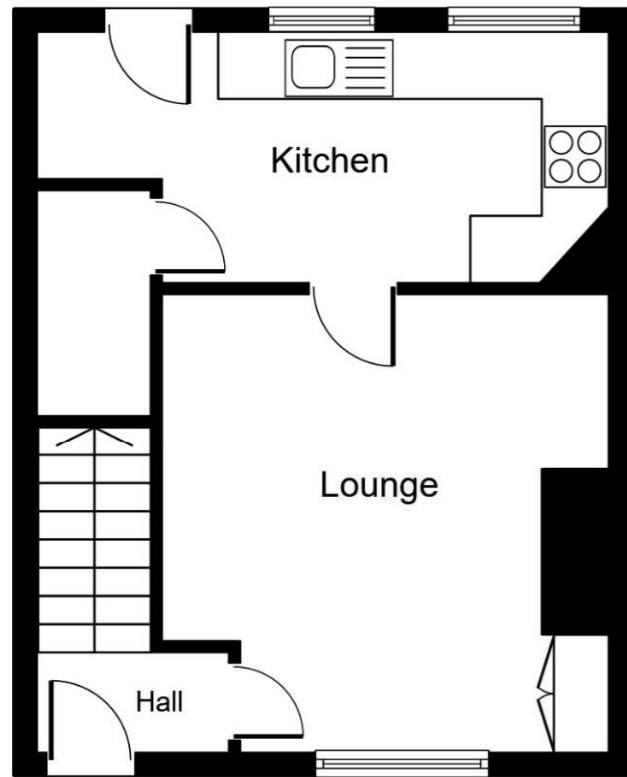
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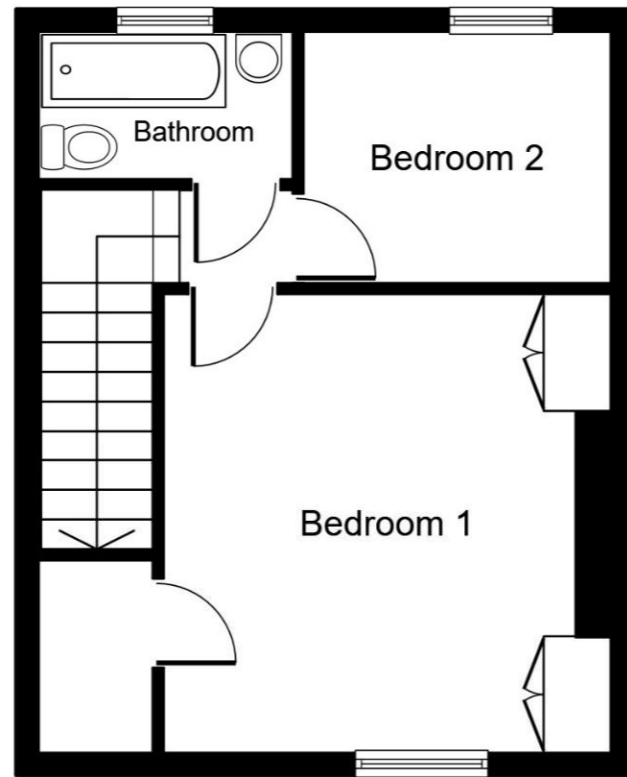
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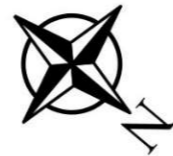
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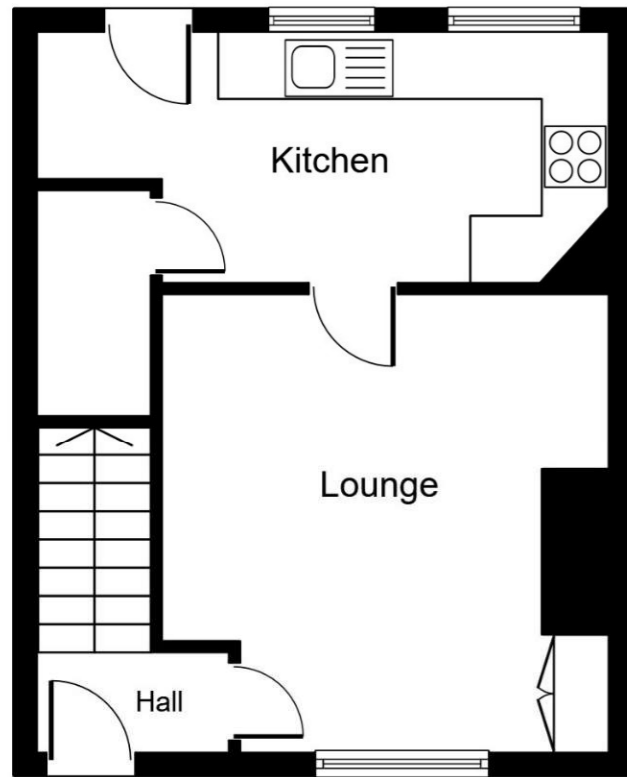
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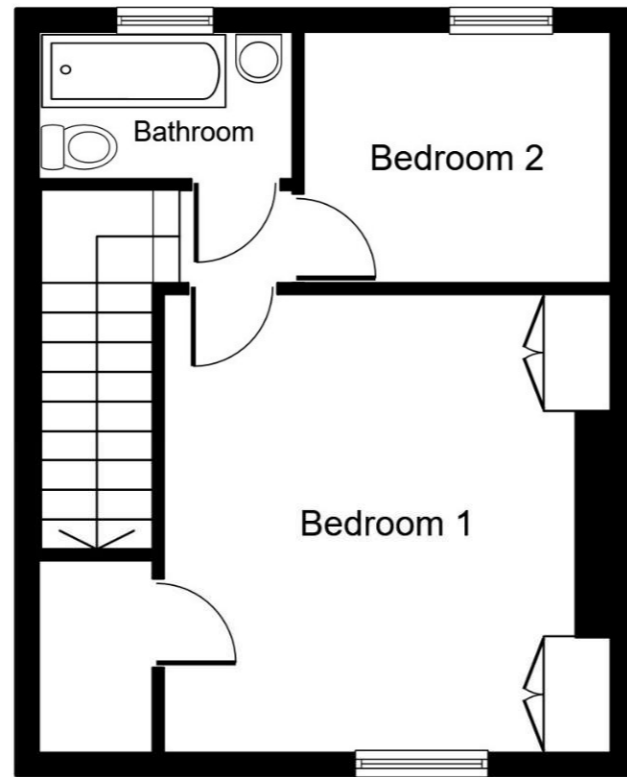
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Details prepared March 2024

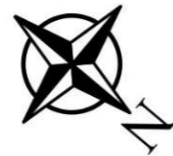
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
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Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



NOT TO SCALE For layout guidance only

Total floor area 66.1 sq.m. (711 sq.ft.) Approx



Wetherby ~ 28 Victoria Street, LS22 6RE

COMPETITIVELY PRICED FOR QUICK SALE. This is a two bedroomed mid-terrace property, well-presented with carpets, blinds and curtains included. Ideally located, close to the town centre, within walking distance of excellent amenities. No onward chain.

- Town centre location
- Living room with beamed ceiling
- Light and airy kitchen
- Two bedrooms
- Re-fitted bathroom
- Gas central heating and double-glazed windows

£200,000 OFFERS OVER FOR THE FREEHOLD



MISREPRESENTATION ACT

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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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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

From our office in the Market Place, proceed along the A661 to the roundabout, turn left into High Street and right into Victoria Street where the property is then identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Re-furnished two bedroomed mid terrace cottage with walled garden to rear and on-street permit parking, the property benefits from gas-fired central heating and replacement double glazed windows and in further detail comprises :-



GROUND FLOOR

ENTRANCE LOBBY

With staircase to first floor, radiator.

LOUNGE

4.11m x 4.06m (13'6" x 13'4")

Beamed ceiling, laminate wood floor, feature fireplace with inset with electric fire, alcove to recess with shelf and cupboard under, storage cupboards, double glazed window to front, radiator in cabinet, part glazed door to :-



BREAKFAST KITCHEN

5.11m x 2.39m (16'9" x 7'10")

Having range of wall and base units, worktops, stainless steel sink unit with one and a half bowl sink and mixer taps, blinds fitted, double glazed window, door to rear courtyard, cupboard housing gas fired central heating boiler, under-stairs cupboard, radiator in cabinet, built-in oven & hob with hood above. Free standing washing machine included.



FIRST FLOOR

LANDING

BEDROOM ONE

4.11m x 4.09m (13'6" x 13'5")

Double glazed window to front, two fitted wardrobes, one walk in cupboard, radiator in cabinet, cast iron original feature fireplace.



BEDROOM TWO

2.77m x 2.44m (9'1" x 8'0")

Double glazed window to rear, radiator in cabinet.



BATHROOM

Tiled walls and modern white suite comprising panelled bath with shower above, vanity wash basin, low flush w.c., heated towel rail, double glazed window.



TO THE OUTSIDE

To the rear there is a stone walled, enclosed cottage garden with south-westerly aspect. On-street permit parking to the front.



SERVICES

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

COUNCIL TAX

Band C (from internet enquiry).

GENERAL

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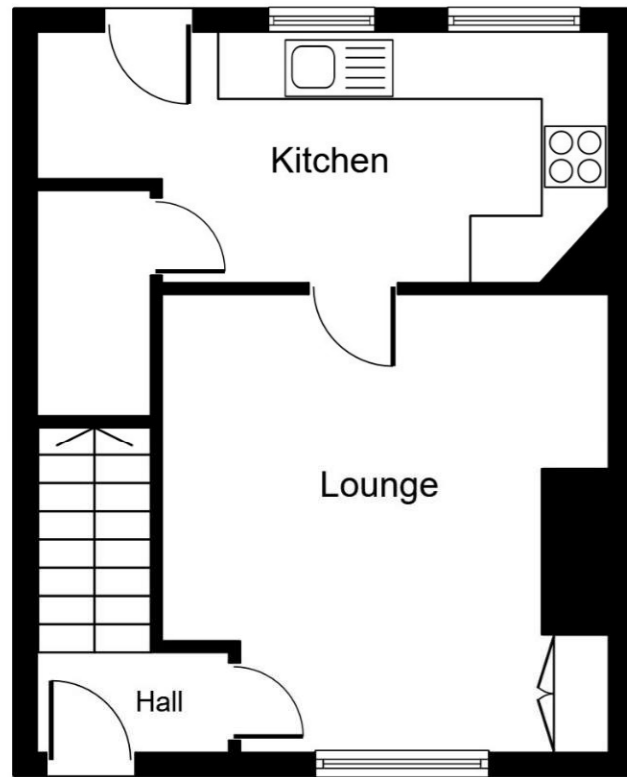
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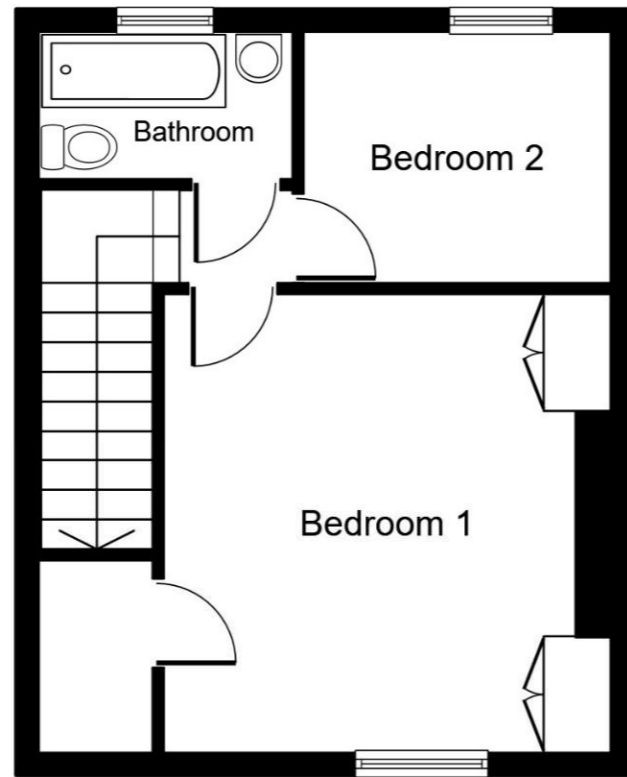
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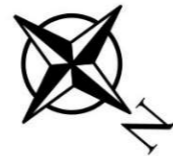
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