

Indian stone flagged patio area, wisteria and flowering magnolia set the scene for this unique property.



COUNCIL TAX

Band D (from internet enquiry).

SERVICES

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

TENURE

Freehold. There is a Stonedene Management Committee comprising 7 residents who contribute towards upkeep and maintenance of the gravelled private driveway making a contribution of £15 per month.

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.

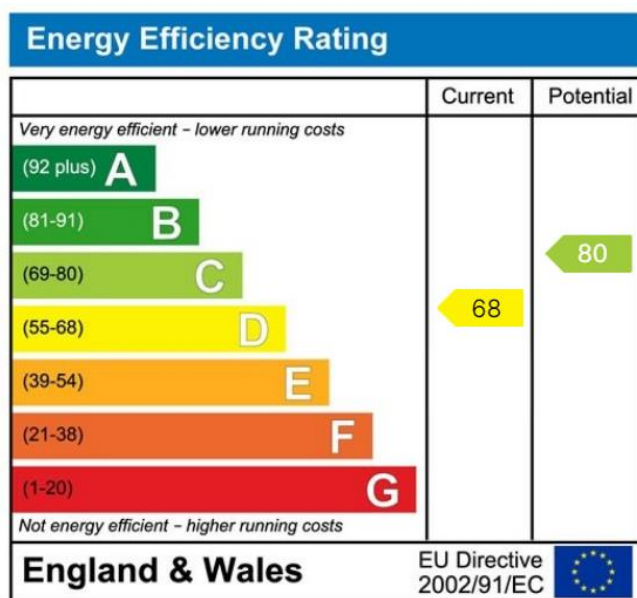
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared March 2024



Wetherby ~ The Stables, 11 Stonedene Park, LS22 7FZ

A unique three- bedroom link detached house converted and refurbished from a former stable block to the original Stonedene House. Peacefully situated within a courtyard style setting only a short walking distance from the town centre and excellent local amenities.

- Well-proportioned lounge with wood burning stove and French doors
- Fitted kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Two further bedrooms and re-fitted bathroom
- Landscaped wall garden to front with integral garage
- Situated amongst mature trees, within an exclusive walled development

£460,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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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 Wetherby town centre proceeding along North Street into Deighton Road. Turn left into North Grove Approach following the road round into Stonedene Park. Follow the private gravelled driveway round and the Stables is located on the right hand side.



THE PROPERTY

Formerly the stable block to Stonedene House which once comprised a substantial Georgian property standing in nearly 3 acres of attractive walled gardens with an abundance of trees and shrubs, many of which have preservation orders and remain to this day. The peacefully situated and very attractive setting, only a short walking distance from the town centre. The property is quite unique and will appeal to a number of purchasers and features a well proportioned lounge and fitted kitchen with integrated appliances on the ground floor, three double bedrooms, one with en-suite shower room and a refitted house bathroom on the first floor. There is a walled garden, landscaped to the front with Indian stone flagged driveway and patio, gated entrance and integral garage.

The property benefits from gas fired central heating and double glazed windows, (excluding bathroom), with accommodation in further detail comprising :-

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Glazed to three sides, double radiator, laminate flooring, multi-paned door leading into :-

BREAKFAST KITCHEN

4.27m x 3.3m (14'0" x 10'10")

An excellent range of cream fronted Shaker style wall and base units including cupboards and drawers, granite worktops with matching up-stand, underset sink unit with mixer tap, integrated appliances including washing machine, tumble dryer, dishwasher, double oven, microwave and induction hob with extractor hood above, fridge and freezer. Space for table and chairs, radiator, oak laminate flooring, double glazed windows to two sides, recess ceiling lighting.



LOUNGE

5.23m x 3.68m (17'2" x 12'1")

With double glazed French doors to front leading onto landscaped patio area ideal for outdoor entertaining, oak flooring, dressed stone fireplace with wood burning stove, radiator, ceiling cornice.



INNER HALL

Staircase to first floor, understairs storage cupboard.

LANDING

Three Velux windows, built in double wardrobe and single wardrobe, radiator, airing cupboard with insulated tank.

BEDROOM ONE

4.72m x 3.35m (15'6" x 11'0") overall

With two double glazed windows to front, radiator.



EN-SUITE SHOWER

A modern three piece white suite including shower cubicle, low flush w.c., vanity wash basin with drawers under, modern stylish heated towel rail, half tiled walls and tiled floor, double glazed window with shutters.



BEDROOM TWO

3.56m x 3.48m (11'8" x 11'5")

Two double glazed windows to front, radiator, loft access.



BEDROOM THREE

3.25m x 2.92m (10'8" x 9'7")

Double glazed window to front, radiator, loft access.

BATHROOM

A three piece white suite comprising panelled bath with shower and screen above, vanity wash basin with cupboards under, low flush w.c., half tiled walls, tiled floor, chrome heated towel rail, obscure glass window (not double glazed).



TO THE OUTSIDE

The property enjoys a delightful south facing setting at the top of the cul-de-sac with gated entrance to the front providing Indian stone flagged driveway parking and access to :-

ATTACHED GARAGE

5.54m x 2.95m (18'2" x 9'8")

Having up and over door, light, power and water laid on.

GARDENS

The gardens are to the front of the property, beautifully landscaped with kerb stone wall boundary, flower beds and

