

TO THE OUTSIDE

Tarmac driveway provides ample off-road parking for multiple vehicles along with external power supply and water tap.

GARDENS

The front garden is set largely to lawn with stone flagged path leading to the front door, neatly maintained flower bed beneath the living room window.



The rear garden is a south facing "sun-trap" and a particular feature of this property, set largely to lawn and bordered with timber fencing. Landscaped with raised sleeper flower beds housing a range of neatly maintained bushes and trees, along with shaped flower bed and timber garden shed. An attractive flagged patio area provides an ideal space for outdoor entertaining along with 'al-fresco' dining in the summer months.

SERVICES

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

COUNCIL TAX

Band D (from internet enquiry).

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 May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	95	96
(81-91) B		
(69-80) C		
(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	



Thorp Arch ~ 34 Rudgate, LS23 7EJ

A tastefully decorated and beautifully presented three-bedroom semi-detached home enjoying a south facing rear garden upon the popular contemporary 'Wharfe Green' development built by Chartford Homes.

- Modern three bedroom semi detached home
- Generous sized living room
- Stunning open plan dining kitchen with bifold doors
- Stunning open plan dining kitchen with bifold doors
- Master bedroom with fitted wardrobes and ensuite shower
- Modern house bathroom

£359,950 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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Renton & Parr

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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

Leaving Wetherby travelling East along Walton Road, upon approaching Walton village and passing the 30mph speed zone, turn right heading towards Thorp Arch. After several hundred meters, turn left onto Grange Avenue then take the second right hand turn into Rudgate Park where the property will be identified on the right-hand side by a Renton & Parr for sale board.

THE PROPERTY

Built to the 'Alnwick' style by new home builders Chartford Homes, this beautifully presented three bedroom semi detached property enjoys a choice position upon the Wharfe Green development of Thorp Arch. Benefitting from gas fired central heating and double glazed windows throughout, the light and spacious living accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through composite front door into entrance hallway with staircase leading to first floor, radiator to side with decorative radiator cover, central light fitting and ceiling cornice.

DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., corner mounted pedestal wash basin, double glazed window, single radiator, central light fitting and tiled flooring.

LIVING ROOM

5.24m x 3.83m (17'2" x 12'6") overall



With double glazed window to front, double radiator beneath, two pendant light fittings and decorative ceiling cornice.

OPEN-PLAN KITCHEN/DINER

5.44m x 4.75m (17'10" x 15'7")

An attractive light and bright family kitchen diner of generous proportions with double glazed bi-fold doors onto rear patio garden. Dining area with pendant light fitting over dining space, double radiator to side, useful storage cupboard under stairs, attractive tiled flooring leads through to :-



Kitchen area with a contemporary fitted kitchen comprising range of wall and base units including cupboards and drawers, work surfaces with matching upstand and central island unit. Integrated Bosch appliances include electric oven with four ring electric hob and extractor hood above, undercounter dishwasher, fridge and freezer, space and plumbing for automatic washing machine and wall mounted Vaillant gas fired combi-boiler. Two further light fittings along with modern pelmet lighting.



FIRST FLOOR

LANDING

With loft access hatch and central pendant light fitting.

BEDROOM ONE

4.14m x 2.83m (13'6" x 9'3") widening to 3.16m (10'4") to front of fitted wardrobe.

A generous sized double bedroom with double glazed windows to front, radiator beneath, central light fitting, mirror fronted fitted wardrobes to one wall and further linen storage cupboard.



EN-SUITE SHOWER

2.14m x 1.48m (7'0" x 4'10")

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin and large step in shower cubicle, part tiled walls with tiled flooring, chrome heated towel rail, double glazed window, recess ceiling lighting and extractor fan.



BEDROOM TWO

4.51m x 2.54m (14'9" x 8'4")

With double glazed window overlooking rear garden, radiator beneath, central pendant light fitting.



BEDROOM THREE

3.46m x 2.15m (11'4" x 7'0")

Double glazed window overlooking rear garden, radiator beneath and central pendant light fitting.



HOUSE BATHROOM

2.68m x 1.7m (8'9" x 5'6")

Fitted with contemporary white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower and screen above, part tiled walls with tiled flooring, chrome heated towel rail, double glazed window to side, recess ceiling lighting and extractor fan.

