

TO THE OUTSIDE

Block paved driveway to the side of the property gives access to :-

GARAGE

6.05m x 2.74m (19'10" x 9'0")

With up and over door, light and power laid on.

GARDENS

Matching block paved path and artificial lawn to front with attractive hedging. Delightful enclosed rear garden approached by a side gate to a landscaped outdoor space with stone flagged patio and path, artificial lawn and raised herbaceous borders. Outside lighting, water tap. The rear garden enjoys a particularly pleasant aspect with wooden copse and farmland as a backdrop.



SERVICES

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

AGENTS NOTES

The property is freehold, however, there is a small management fee per annum of approximately £160 paid half yearly to a 'Resident Run Management Company', for upkeep of open space areas. Further information on request.

COUNCIL TAX

Band F (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 April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	



Wetherby ~ 15 Ezart Avenue, LS22 6BA

A modern tastefully appointed four - bedroom, two-bathroom, detached family home located on this highly sought after residential development just off Spofforth Hill. Favourably located with open fields to rear. Early viewing recommended.

- Tastefully decorated throughout with feature walls
- Four double bedrooms
- Bathroom and en-suite shower
- Stunning open plan living dining kitchen
- Generous living room and separate study/playroom
- Generous landscaped gardens, enclosed and private to rear

£660,000 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.



 **Renton & Parr**

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

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

Proceeding out of Wetherby along Spofforth Hill. After approximately 1 mile turn right into Spofforth Park along Ingbarrow Gate. Second right into Ezart Avenue and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

An attractive and beautifully presented four bedroom detached family house enjoying an excellent position on the edge of this popular development overlooking farmland.



The property has been up-spec'd with attractive tiled flooring to hall, study, cloakroom and open-plan kitchen, together with feature wall panelling and landscaped gardens.

Benefiting from gas fired central heating and double glazed windows the accommodation further comprises :-

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, tiled floor extending through into the study and kitchen. Radiator. Staircase to first floor, under stairs storage cupboard. Cloaks cupboard.

CLOAKROOM

Half tiled walls, white modern stylish suite comprising low flush w.c., corner wash basin, radiator, extractor fan.

LOUNGE

5.05m x 4.01m (16'7" x 13'2")
Plus walk in double glazed bay window to front, radiator. Feature panelled wall.



STUDY

2.57m x 2.13m (8'5" x 7'0")
With double glazed window to front, radiator.

OPEN PLAN LIVING/DINING KITCHEN

8.76m x 3.33m (28'9" x 10'11")
A stunning room with range of modern wall and base units including cupboards and drawers, granite worktops, up-stands, underset one and a half bowl sink unit with mixer taps, integrated appliances including double oven, fridge, freezer, induction hob, extractor hood above, dishwasher, central island bar with shelving, cupboards and pull-out bin beneath. LED ceiling lighting, tiled floor, Myson kick-board heater, double glazed window and French doors to landscaped rear garden, radiator.



UTILITY ROOM

2.13m x 1.7m (7'0" x 5'7")
Worktops with cupboards above, plumbed for automatic washing machine, space for tumble dryer, radiator, side entrance door, cupboard housing Ideal gas fired central heating boiler.

FIRST FLOOR

LANDING

With feature panelled dado, loft access, airing cupboard with hot water storage tank.

BEDROOM ONE

3.84m x 3.56m (12'7" x 11'8")
Including fitted wardrobes to one wall with sliding mirror doors, double glazed windows to front, radiator.



EN-SUITE SHOWER ROOM

Half tiled walls and tiled floor with three piece white suite comprising walk-in shower, half pedestal wash basin, low flush w.c., extractor.

BEDROOM TWO

4.52m x 3.51m (14'10" x 11'6")
Including fitted wardrobes with sliding mirror doors, double glazed window overlooking fields to rear, radiator.



BEDROOM THREE

3.91m x 3.35m (12'10" x 11'0") plus door recess
Double glazed window to front, radiator, bulk-head cupboard.



BEDROOM FOUR

3.91m x 2.92m (12'10" x 9'7")
Double glazed window with open aspect to rear, radiator.

HOUSE BATHROOM

2.54m x 2.16m (8'4" x 7'1")
With four piece white suite comprising panelled bath, low flush w.c., vanity wash basin with cupboard under, walk-in shower, tiled floor, half tiled walls, chrome heated towel rail, shaver socket. Extractor fan.