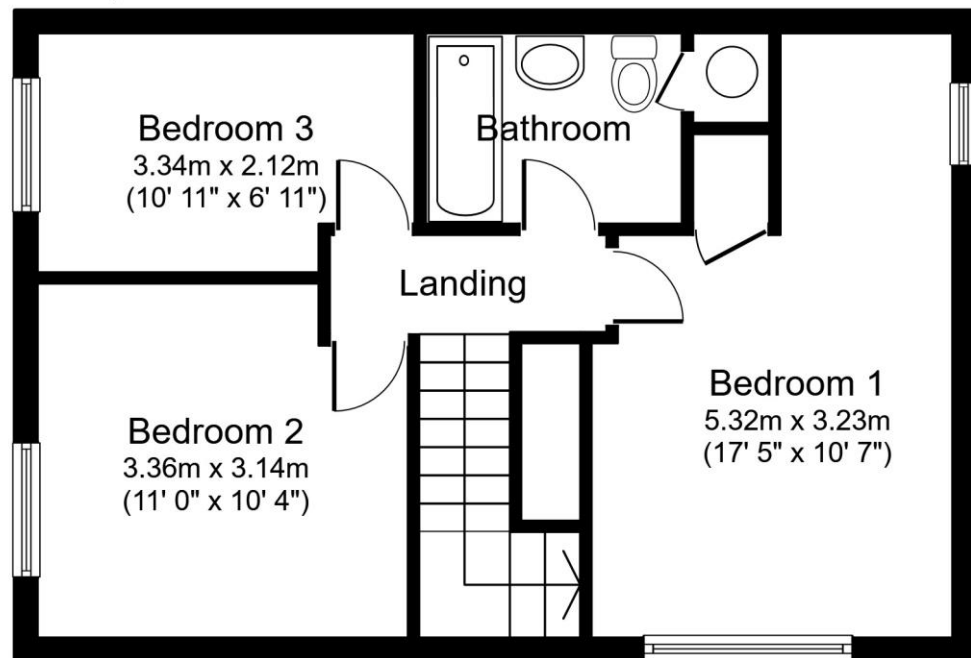


Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 86.6 sq.m. (932 sq.ft.) Approx



## Wetherby ~ 12 North Grove Way, LS22 7GE

A stone built three-bedroom detached house occupying a pleasant cul-de-sac location within walking distance of the town centre. In need of modernisation. No onward chain.

- L shaped lounge and separate kitchen
- Three bedrooms and house bathroom
- Gas fired central heating
- Garage and gardens
- An excellent opportunity for a full refurbishment project

**£300,000** 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.
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.



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 North Street and Deighton Road, turning left into North Grove Approach. Left again, into North Grove Way and right within the cul-de-sac to where the property is then identified by a Renton & Parr for sale board.

### THE PROPERTY

A stone built three bedroom detached house in need of modernisation with accommodation in further detail comprising :-

### GROUND FLOOR

#### ENTRANCE HALL

Staircase to first floor, radiator, understairs cupboard.

#### CLOAKROOM

Half tiled walls, coloured suite comprising low flush w.c., wash basin, radiator.

#### 'L' SHAPED LOUNGE WITH DINING AREA

5.31m x 3.3m (17'5" x 10'10") plus 2.51m x 2.31m (8'3" x 7'7")

Windows to two sides, two radiators, patio door to garden, ceiling cornice.



### KITCHEN

3.81m x 2.39m (12'6" x 7'10")

A range of wall and base units, worktop, tiled splashback, stainless steel sink unit, plumbed for automatic washing machine, Glow-worm fuel saver mark II gas fired central heating boiler, window to rear and side entrance door.



### FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM ONE

5.31m x 3.23m (17'5" x 10'7") narrowing to 1.65m (5'5")

Windows to front and side elevation, radiator, ceiling cornice, built in cupboard.



#### BEDROOM TWO

3.35m x 3.12m (11'0" x 10'3")

Window overlooking garden, radiator.

#### BEDROOM THREE

3.33m x 2.13m (10'11" x 7'0")

Window overlooking garden, radiator.

### BATHROOM

A three-piece coloured suite comprising panelled bath, pedestal wash basin, low flush w.c., radiator, airing cupboard with insulated tank.



### TO THE OUTSIDE

Driveway to side gives access to :-

#### SINGLE GARAGE

4.93m x 2.44m (16'2" x 8'0")

Having up and over door.

#### GARDENS

Side gate to enclosed garden with established hedging for privacy. Outside water tap.



### SERVICES

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

### COUNCIL TAX

Band E (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

### 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 July 20224

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	