



TENURE

Freehold

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, gas and drainage are connected.

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 October 2024

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 ~ 47 Glebe Field Drive, LS22 6WF

A spacious 4-bedroom, 2-bathroom stone built detached property. Offered on the open market for the first time in 35 years. In need of modernisation the property is available with no onward chain and the benefit of extension, subject to planning consents.

- Popular location off Spofforth Hill under a mile to the town centre
- Principal bedroom and en suite on the ground floor
- Lounge separate dining room and kitchen
- Three first floor bedrooms and family bathroom
- Gas central heating and double glazing
- Double Garage and generous sized gardens
- Close to local park and the Harland Way for countryside walks or cycling

£595,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

Property Description

Offered on the open market for the first time since 1989, a spacious stone built detached property occupying a popular location in a quiet cul-de-sac, just off Spofforth Hill under a mile walking distance to the town centre.

In need of cosmetic modernisation, the property features a spacious through lounge with full length patio doors to rear garden, and separate dining room which also has potential for other uses i.e. study/T.V. room or a games room. Kitchen and utility room. The principal bedroom with en suite shower is also on the ground floor, together with downstairs wc..

On the first floor there are three additional bedrooms and a family bathroom, providing ample space for family and guests. There are also two useful cupboards, one of which is a walk-in cupboard

Outside, the property features a private rear garden that is not overlooked, and a large, paved area with potential for an extension/conservatory. The front garden, an open plan lawn and rockery, is complemented by a driveway leading to a double garage, ensuring ample parking and storage.

