



TENURE

Freehold

COUNCIL TAX

Band C (from internet enquiry)

SERVICES

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

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		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.



Wetherby ~ 23 Lacey Grove, LS22 6RL

A two-bedroom semi-detached bungalow ideally situated within easy level walking distance of local shops and excellent town centre amenities. No onward chain.

- Conservatory style entrance extension
- Fitted kitchen with integrated appliances
- Cosy lounge and 2 bedrooms
- Modern tiled Bathroom with white suite
- Gas central heating and double-glazed windows and doors
- Garage and low maintenance gardens paved to front and rear

£279,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A rare opportunity to purchase a two-bedroom semi-detached bungalow occupying a favourable position within minutes level walking distance of the town centre and excellent local amenities.

Offered for sale with the benefit of no onward chain.

The property also benefits from gas central heating system and double-glazed windows and has been extended to the front to include a conservatory style entrance hall. From the hallway access is gained to both the kitchen and lounge. A well fitted kitchen with modern wall and base cupboards also includes a cooker, hob and hood and washing machine, fridge and freezer with a side entrance door for easy access. There is a cosy lounge with gas fire and door leading off to an inner hall where there is access to a part boarded loft via a retractable ladder. There are two good size bedrooms with built in wardrobes and cupboard to bedroom one. There is a tiled bathroom with modern three-piece white suite including panel bath with shower above, wash basin and WC.

To the outside a driveway provides off road parking and gives access to a detached garage, with low maintenance gardens to front and rear paved with border bushes and plants.

Carpets, curtains and blinds are included in the sale.

