



TENURE

Freehold

COUNCIL TAX

Band C (from internet enquiry)

SERVICES

We understand 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		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 ~ 13 Ainsty Drive, LS22 7QW

An extended and well-proportioned four-bedroom semi-detached family home occupying a corner position with gardens to front and rear. Situated a short walking distance of local schools, shops and Wetherby's excellent town centre amenities.

- Four bedroom semi-detached home
- Living room with bay window to front
- Fitted kitchen
- Conservatory to the rear
- Generous sized double bedrooms
- House bathroom
- Gardens front and rear
- Driveway parking and integral garage
- Vacant possession and no upward chain

£285,000 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

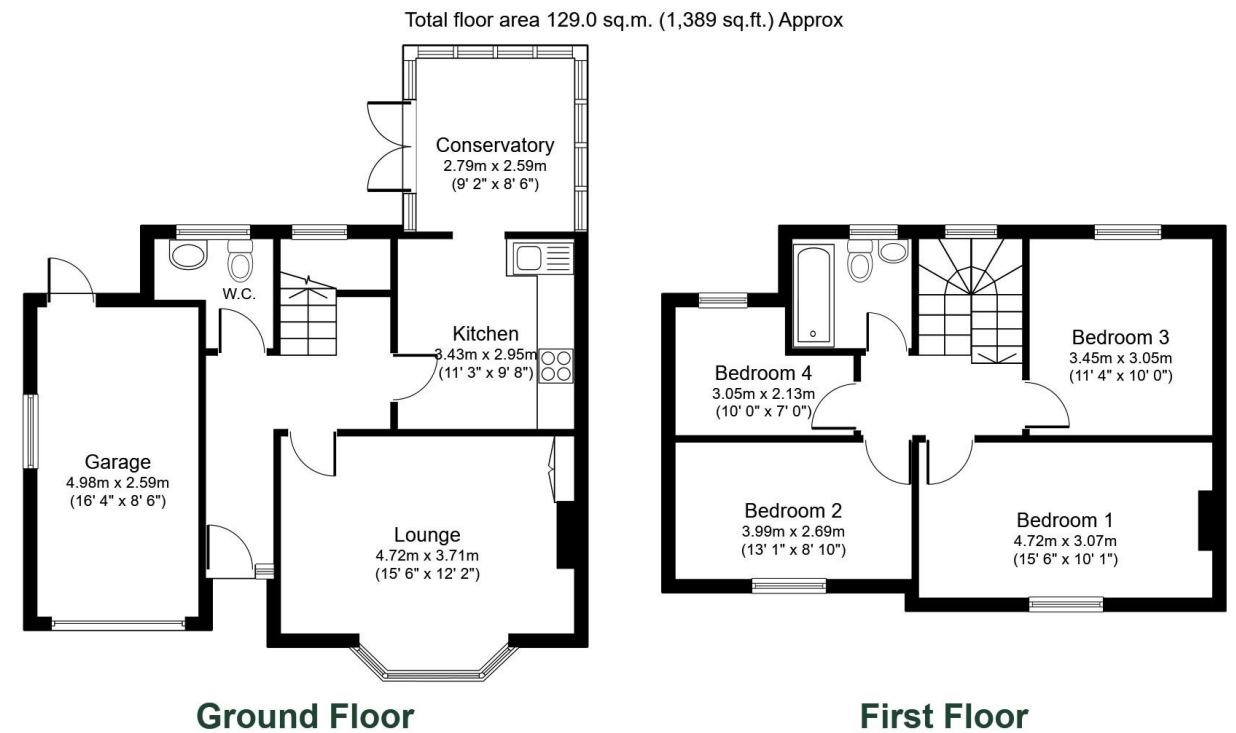
This charming four-bedroom semi-detached family home is offered to the market with benefit of no upward chain and is conveniently located just a short stroll from Wetherby town centre.

The property begins with a welcoming reception hall that features stairs leading to the first floor and a convenient downstairs W.C. The bright and airy lounge, with its bay window and built-in storage, offers a perfect space to relax. The kitchen, equipped with wall and base units, includes an electric oven, gas hob, and space for essential appliances. The kitchen seamlessly flows into the conservatory, which serves as a lovely dining area, with French doors opening out to the garden.

Upstairs, you'll find four well-proportioned double bedrooms, all of which are served by a modern house bathroom featuring a three-piece white suite and a shower over the bath.

Outside, the property boasts a spacious rear garden, laid to lawn with a paved patio area – perfect for outdoor entertaining or alfresco dining. To the front, there is an open-plan lawned garden, a driveway providing ample off-street parking, and a single integral garage.

Situated on Ainsty Drive, this property lies in a highly sought-after residential area within walking distance of Wetherby town centre. With easy access to the A1/M and the region's motorway network, it's also ideal for commuters. Local amenities, including schools and sporting facilities, are within close proximity, making this an excellent home for a range of buyers.



NOT TO SCALE For layout guidance only

