



TENURE

Freehold.

COUNCIL TAX

Band F (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 December 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 9 Chatsworth Drive, LS22 6XY

Available with the benefit of no onward chain this deceptively spacious three double bed roomed detached home has been extended and reconfigured to reveal practical and versatile living accommodation with bedrooms on both the ground and first floor. Enjoying well maintained gardens to front and rear situated on this ever-popular residential development.

- Attractive gardens to front and back
- No onward chain
- Highly popular development off Spofforth Hill
- Generous house bathroom
- Two large double bedrooms to the first floor with storage
- Impressive conservatory
- Kitchen with dining area having access to the rear garden
- Generous living room
- Three double bedrooms

£525,000 PRICE REGION



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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

This much improved and extended three-bedroom property offers spacious and versatile living accommodation with bedrooms on both ground and first floors. Situated on this highly sought after residential development, the property is available with the benefit of no onward chain and in further detail comprises:-

To the ground floor, access via a side entrance UPVC door, leading into a welcoming hallway with wood effect laminate flooring that flows through much of the ground floor. The impressive L-shaped living room offers a lovely outlook through a large bay window at the front, complemented by a living flame gas fire with an attractive surround, further window to side elevation. The ground floor also includes a generously sized bedroom, a guest WC and a useful under stairs storage cupboard.

The kitchen/diner is a highlight, fitted with a range of pine wall and base units, cupboards and drawers, inset ceramic sink unit, space and plumbing for white goods and a large Range Master cooker with a six-ring gas hob, set within a rustic brick surround and heavy oak mantle. Tiled flooring extends into the adjacent dining area, which provides comfortable space for a dining table and chairs. This area also features a partly vaulted ceiling with exposed timbers and double patio doors leading to the rear garden. A cozy study (formerly bedroom four) connects to an impressive conservatory that spans the rear of the property. The conservatory is a bright and airy space, enhanced by patio doors opening to the rear garden.

To the first floor, a generous landing with two useful storage cupboards, one housing the gas-fired central heating boiler. There are two very spacious double bedrooms, extended to the eaves to create fantastic room sizes. Both bedrooms feature exposed timbers and ample space for furniture. The large house bathroom serves both bedrooms and includes a freestanding four claw bath, traditional pedestal washbasin, a walk-in shower cubicle, high flush WC and additional storage.

To the outside, the property sits within a mature garden plot with a generous block paved driveway providing off-street parking and serving access to an integral single garage. The front garden features a level lawn with deep, well-stocked borders and path to the side reveals enclosed rear garden which includes a stone flagged patio ideally placed for enjoying the afternoon sun, shaped lawn with borders, established bushes and hedging. There is also a hardstanding area with a large garden shed.

This property has been thoughtfully reconfigured and extended to provide modern, functional living spaces while retaining its charm, altogether situated in a highly desirable location on the outskirts of Wetherby.

