





#### **TENURE** Freehold.

**COUNCIL TAX** Band D (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.

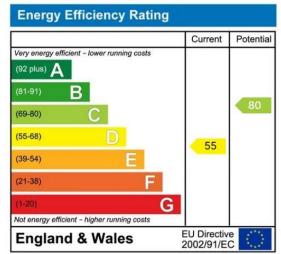
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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





# Wetherby ~ 2 Crossley Street, LS22 6RT

An attractive limestone built threebedroom end town house arranged over three floors together with substantial double garage/workshop and office enjoying an enviable position with south facing aspect towards the town centre.

## £450,000 PRICE REGION



#### MISREPRESENTATION ACT

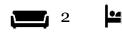
Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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.
- 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.





- Lounge, separate dining room and sun room
- Refitted Kitchen with integrated appliances
- Useful Basement storage room/utility
- Three double bedrooms one with en-suite
- Gas central heating, double glazed windows
- Substantial double garage with workshop area and office
- Forecourt garden, sheltered courtyard and small garden to the rear of the garage







## 01937 582731

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## **Property Description**

Enjoying an enviable position, this charming limestone-built end townhouse boasts three bedrooms and is perfectly oriented to face south, providing a lovely view towards the town centre. Its prime location offers proximity to a range of shops, public parking, and a junior school, within a short walking distance.

This much-loved home, cherished for 42 years, oozes character with its thoughtfully enhanced features. The property benefits from gas central heating and double-glazed windows throughout.

Upon entering the ground floor, you are greeted by an entrance vestibule and hallway adorned with oak flooring. A cosy front living room with bay window and fireplace with gas fire creates a warm and inviting ambiance. The separate dining room, equipped with a wood-burning stove, leads onto a modern, refitted kitchen. The kitchen is well-appointed with integrated appliances, including a dishwasher, fridge, cooker, and hob with a tiled floor that extends into a sunroom, which opens out onto a private and sheltered patio area.

The ground floor also includes a convenient downstairs toilet and access to a versatile basement area.

Ascending to the first floor, the principal bedroom, facing south, offers fitted wardrobes, cupboards, and an en-suite shower room. A second double bedroom at the rear also features fitted wardrobes and is adjacent to a shower room with a toilet and washbasin. A staircase leads to the second floor, where a double bedroom with a dormer window and Velux window provides additional natural light. This bedroom also includes fitted cupboards and access to eaves storage.

Outside, the property is framed by an attractive landscaped garden at the front, complete with a low stone boundary wall and wrought iron railings. A side driveway leads through a gate to a substantial double garage and workshop, which includes an office and access to a private garden at the rear.

Please note that there is a right of way down the side of the property for the benefit of neighbouring properties to access the rear of their homes.

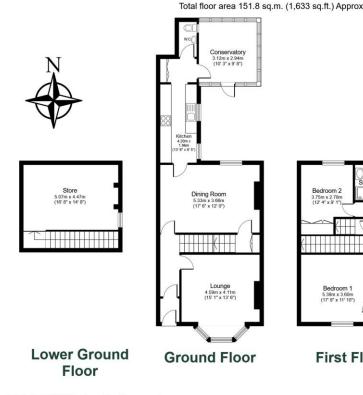
This beautifully maintained townhouse offers a unique blend of character and modern convenience in a highly desirable location, making it the perfect family home.

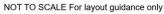


















#### **First Floor**

#### Second Floor

