



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 January 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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.
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Wetherby ~ 13 Calder Close, Ls22 7UW

Available with the benefit of no onward chain this popular style extended three bedroom semi-detached provides scope for modernisation and improvement to personal preference, altogether located in this highly popular residential development on the outskirts of Wetherby.

- Three bedroom semi-detached family home
- Would benefit from modernisation and cosmetic improvements throughout
- Ground floor side extension
- Corner plot with garden to three sides
- Detached single garage and driveway parking
- Level walking distance to Wetherby town centre
- Available with no onward chain

£275,000 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

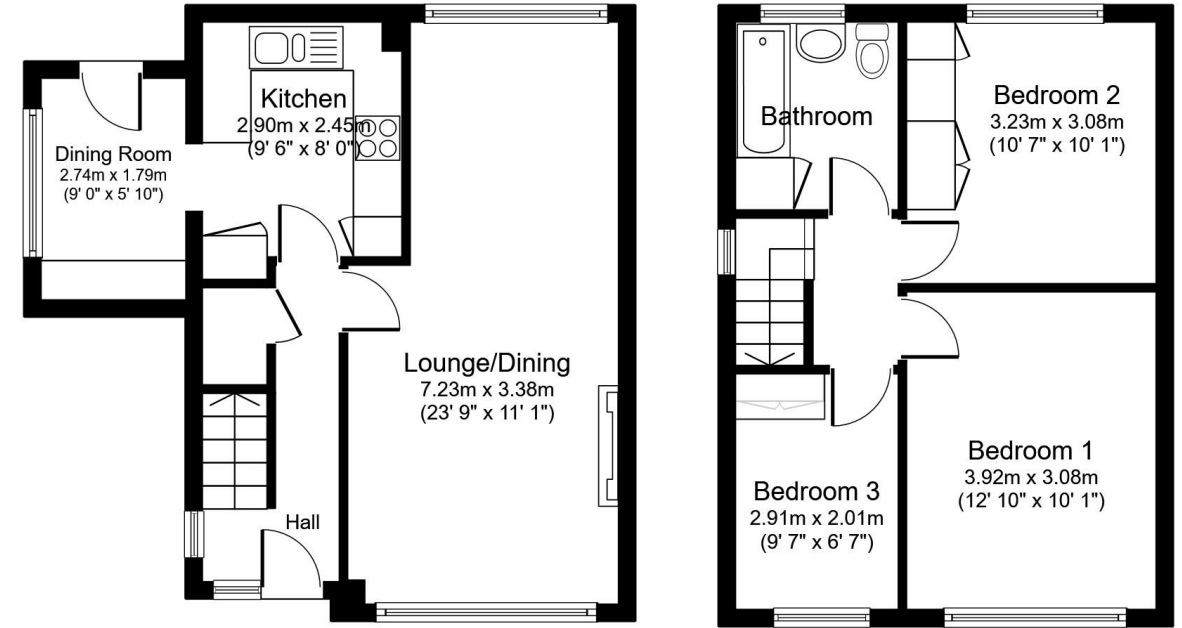
Available with no onward chain this popular style three bed semi-detached home presents an exciting opportunity for a buyer to input their own taste and style to the accommodation. Currently fitted with double glazed windows and gas fired central heating the accommodation in further details comprises:-

To the ground floor, entrance hall that includes a returned staircase leading to the first floor and a useful understairs storage cupboard. Through living and dining room with double glazed windows at both the front and rear elevations, complemented by an attractive polished stone fireplace with an electric fire.

The kitchen is fitted with a range of wall and base units, cupboards and drawers, with space and plumbing for white goods, along with an integrated oven and four-ring gas hob. An arched opening leads into a side extension that creates a practical breakfast area with additional fitted wall and base units and a single door opening to the rear garden.

To the first floor, landing area with loft access hatch. There are two generously sized double bedrooms, one of which is equipped with floor to ceiling wardrobes, a dressing table and drawers. The third bedroom is a single room that includes bulk-head storage. All bedrooms are served by a family bathroom comprising a white suite with tiled walls and an airing cupboard housing a Worcester Bosch gas boiler.

To the outside, the property occupies a prominent position in a quiet cul-de-sac with block paved driveway providing comfortable off street parking and serving access to a detached single garage with manual up and over door, light and power laid on. The front garden is landscaped and well maintained, featuring a variety of shrubs and plants. The rear garden is of a good size and has been designed for low maintenance, offering a large stone flagged patio area and a further block paved hardstanding area. A hand gate leads out onto Aire Road, providing convenient pedestrian access to Wetherby and an excellent range of local amenities and schooling.



Ground Floor

First Floor

NOT TO SCALE For layout guidance only

Total floor area 79.5 sq.m. (855 sq.ft.) Approx

