



**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 January 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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 ~ 4 Lazenby Fold, 6WN**

A three-bedroom detached house occupying a pleasant cul-de-sac position on this popular development off Spofforth Hill.

- Tastefully decorated throughout
- Modern Dining Kitchen and separate utility room with wc off
- Lounge with patio doors to garden
- Three generous sized bedrooms
- Fully tiled Bathroom
- Gas central heating and double glazing installed
- Driveway parking and enclosed south facing garden to rear

**£379,950** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## Property Description

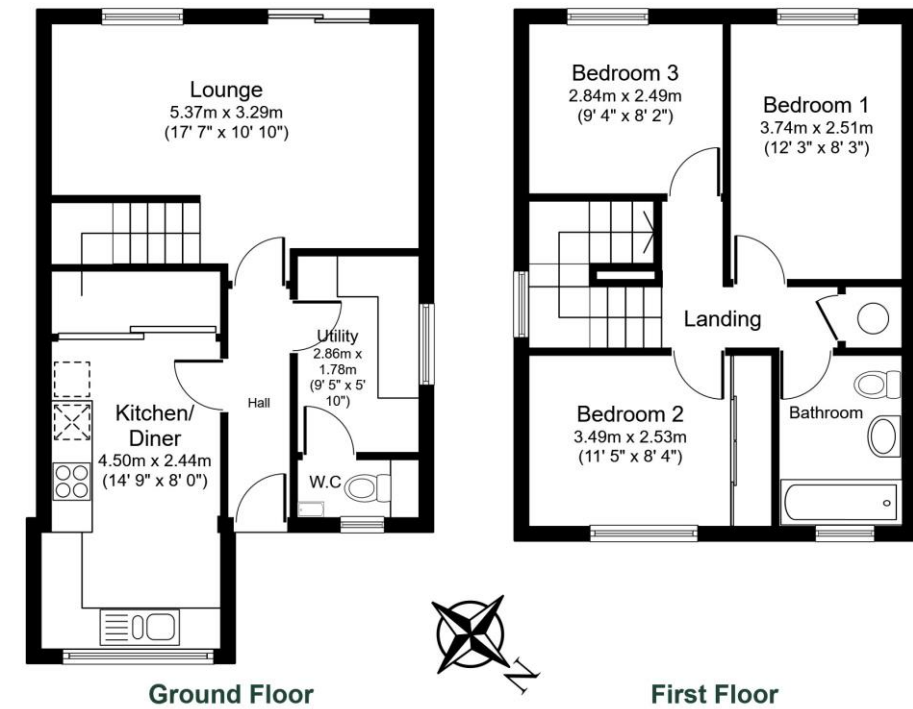
Occupying a favourable cul-de-sac location on this popular established development off Spofforth Hill, a well presented three bedroom detached house, remodelled to the ground floor to include a useful utility room and downstairs toilet in addition to a good size dining kitchen.

The ground floor entrance hall leads to a light and spacious lounge at the rear with laminate flooring and patio doors leading out to the private and enclosed south facing rear garden. The dining kitchen was originally the integral garage and offers an excellent range of modern wall and base units, solid oak work surfaces and sink together with integrated double oven, hob and hood and dishwasher. There is additional storage space at the rear of the kitchen for a full-size chest freezer etc.

On the first floor, there are three good size bedrooms and large fully tiled bathroom. Tastefully decorated throughout with gas fired central heating and double-glazed windows early inspection is recommended.

A double width driveway provides off-road parking, and a side gate leads to the enclosed private south facing rear garden with lawn, borders and patio area. Garden shed included.

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.



NOT TO SCALE For layout guidance only

Total floor area 82 sq.m. (882.6 sq.ft.) Approx

