



TENURE
Freehold.

COUNCIL TAX
Band C.

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

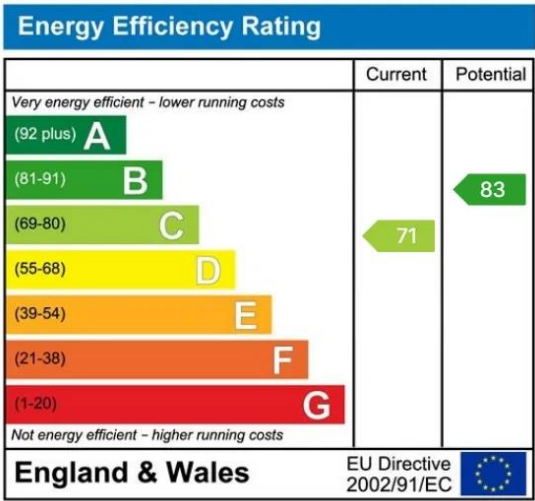
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Clifford ~ “Corribeg” 43 Willow Lane, LS23 6JN

A skilfully extended and deceptively spacious four-bedroom end of terraced property, renovated and modernised by the current owner, now available with benefit of no upward chain.

- Extended and skilfully converted arranged over three floors
- Master bedroom with ensuite shower
- Three further double bedrooms
- Snug sitting room
- Stunning open plan living dining family kitchen
- Patio doors onto south-westerly facing 'suntrap' garden
- Driveway parking for multiple vehicles
- Garage store with light and power
- Excellent village location

£365,000 PRICE REGION



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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ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
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Property Description

To the ground floor; Entering through a modern composite door into a welcoming entrance hallway with vertical hung radiator, staircase leading to first floor and useful under stairs storage cupboard housing wall mounted Ideal logic gas fired combi boiler. A cosy sitting room to the front enjoys a large double glazed window looking across the front garden.

Wide board laminate flooring flows seamlessly from the hallway into a stunning open plan kitchen diner with French style patio doors and Velux windows, flooding the space with natural light. A modern fitted kitchen comprises a range of handle-less wall and base units along with central island unit, work surfaces with matching upstands, and tiled splash backs.

The kitchen is equipped with a stylish Cookmaster range-style double oven with a five-ring electric hob and extractor hood above, space and plumbing for automatic washing machine and dishwasher, a one-and-a-half-bowl sink unit with a drainer. Recess ceiling lighting, double glazed Velux windows and patio doors create a light and spacious living space to the kitchen, double doors open onto the rear south facing rear garden cements a seamless connection between indoor and outdoor living.

To the first floor; A landing features a turned staircase leading to the second floor, as well as a double-glazed window on the side. The master bedroom is a generous sized double room to the front, complete with ensuite shower room. A second double bedroom overlooks the rear garden. The house bathroom is equipped with a modern white three-piece suite including a low-flush wc, vanity wash basin with storage drawers, a panelled bath with a shower and screen above, part-tiled walls, tiled flooring, a chrome heated towel rail and an extractor fan. To the second floor; You will find a spacious third double bedroom due to Dorma loft extension and a fourth bedroom currently used as a home office with eaves storage.

To the outside; A block paved driveway offers off-road parking for multiple vehicles and provides access to a lean-to garage store with lighting and power, an ideal space for bike storage or garden equipment. The front garden is primarily laid to lawn, with flower bed borders housing an assortment of flowering shrubs and bushes. The south / westerly facing rear garden is a particular feature of the property, low maintenance as set largely to lawn with raised stone flower beds housing a range of shrubs, bushes and small trees, perimeter is a combination of garden wall, hedgerow and timber fence. A stone flagged patio area offers a perfect suntrap, ideal for outdoor entertaining, barbecues and alfresco dining during the summer months.



NOT TO SCALE For layout guidance only
Total floor area 110.4 sq.m. (1,189 sq.ft.) Approx (Including Garden Store)

