



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

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.

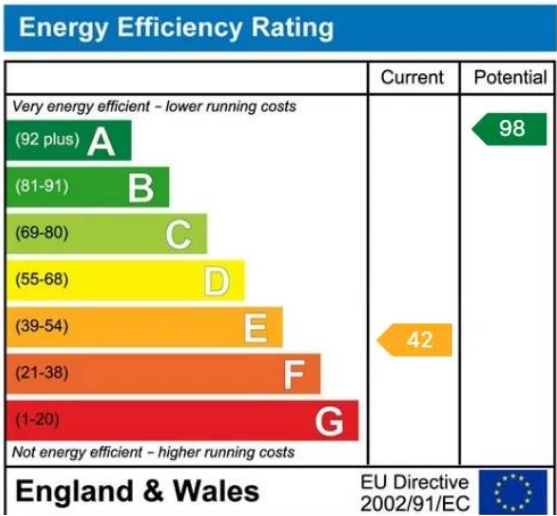
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 June 2025



Walton ~ Red Syke, Hall Park Road, LS23 7DQ

An extended and deceptively spacious three bedroom detached home set amidst private and mature gardens to the edge of Walton village, providing a charming village setting while remaining within convenient commuting distance of Wetherby, York, Boston Spa and wider motorway networks

- Three bedroom detached house
- Mature landscaped gardens
- Excellent village location
- Gated entrance and generous driveway parking
- Fitted kitchen
- Through living room into dining room conservatory
- Ground floor bedroom and shower room
- Two double bedrooms to first floor

£450,000 OFFERS OVER



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.
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ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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Property Description

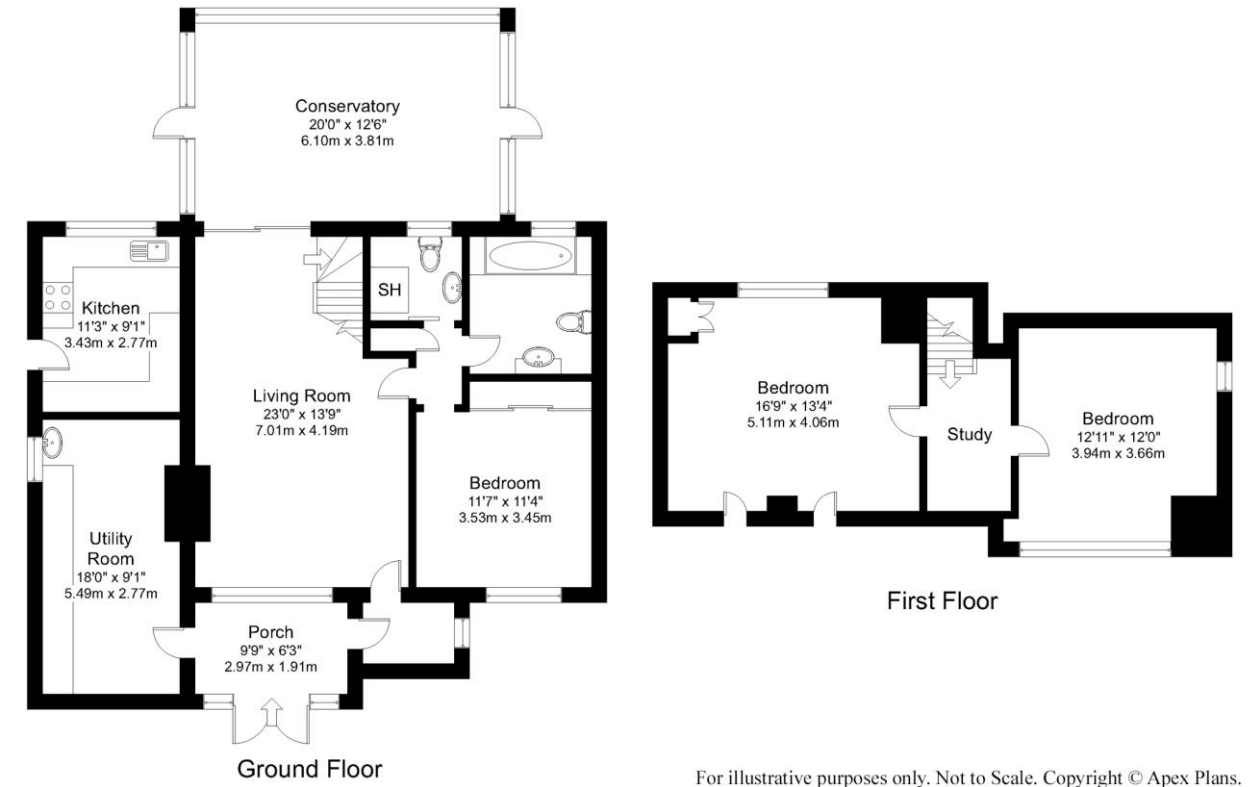
A rare opportunity to acquire a well-presented home in a peaceful rural setting, whilst remaining conveniently located for access to major transport links. Early viewing is strongly recommended. The flexible and spacious living accommodation extending to approximately 1,500 sq ft in further detail comprises:-

Entering through an extended entrance porch leads to a practical utility area converted from the former garage. A generous sized sitting room features a charming wood-burning stove and opens through to an extended conservatory to the rear, used as a further reception room and formal dining space. A stylishly appointed traditional shaker style kitchen is fitted with integrated appliances. The ground floor benefits from a well-proportioned master bedroom, a contemporary bathroom complete with Jacuzzi bath, and an additional modern shower room.

To the first floor, there are two further double bedrooms, each enjoying pleasant elevated outlooks, together with a useful study/hallway area—ideal for home working or additional storage.

The property stands within well-tended, enclosed gardens offering an excellent degree of privacy. To the front, a gated driveway provides ample off-street parking, bordered by a mature lawned garden with an attractive summer house and greenhouse. To the rear, a low-maintenance paved garden affords a tranquil space for outdoor entertaining, all set against a backdrop of open countryside.

Walton is a most picturesque and historic village, centred around its medieval church and charming public house, both contributing to a strong sense of community. The village is well placed for the commuter, offering swift access to the A1(M), connecting with the wider motorway network including the M1 and M62. The nearby towns and cities of Leeds, York and Harrogate are all within easy reach, approximately 20 to 30 minutes’ drive.



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