



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.

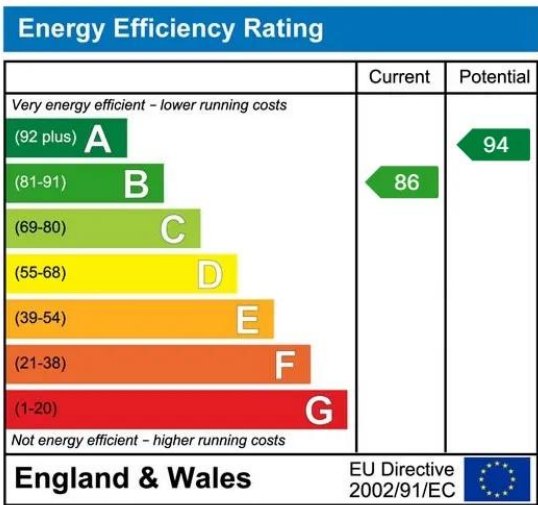
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



Wetherby ~ 9 Montagu Crescent, LS22 6BE

A beautifully presented and deceptively spacious four double bedroom town house, offering versatile accommodation arranged over three floors with modern design touches throughout, ideally positioned overlooking a pleasant communal green space on the highly favoured "Spofforth Park" development.

- Spacious four double bedroom town house
- Flexible ground floor bedroom with own shower room
- Principal bedroom with fitted wardrobes and en suite to second floor
- Separate lounge
- Beautifully presented throughout
- Driveway parking and integral garage
- Landscaped private rear garden
- Highly popular "Spofforth Park" development
- **Approximately 1,900 sq ft including integral garage**

£525,000



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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CHARTERED SURVEYORS
ESTATE AGENTS
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Property Description

A spacious and modern three storey family home with flexible living accommodation, integral garage, beautifully landscaped rear garden and roof terrace to front, ideally positioned overlooking a pleasant green space. This beautifully presented property benefits from the remainder of 10 year NHBC warranty and in further detail comprises:-

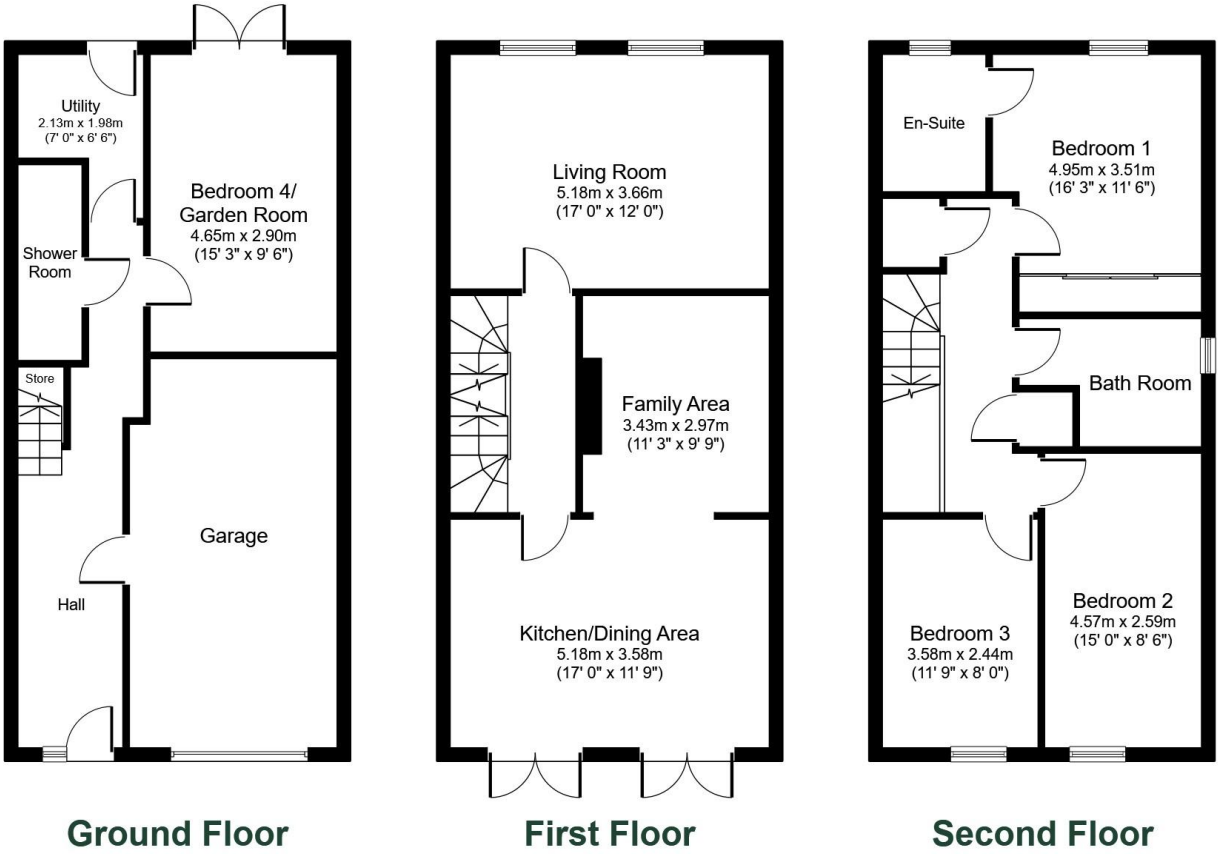
To the ground floor, modern composite front door opens into a generous entrance hallway with return staircase to first floor and access to a useful downstairs shower room and WC. There is direct access to the integral garage, complete with power, lighting and an EV charging point. To the rear, a spacious home office with patio doors leads out to the private rear garden and could easily serve as a fourth double bedroom. A modern utility room with fitted units and external door completes the ground floor accommodation.

To the first floor, the landing opens into a light and spacious lounge positioned to the rear and enjoying twin double glazed windows with pleasant outlook and radiator beneath. To the front, an impressive open-plan living kitchen diner, fitted with a contemporary range of high gloss wall and base units and a selection of integrated appliances including AEG oven and grill, Bosch induction hob with extractor, 70/30 split fridge freezer and under-counter dishwasher. A matching central island with inset sink and mixer tap completes this highly functional space.

There is a snug/sitting area together with ample room for a family dining table with pendant lighting above, while double patio doors lead out to a most practical roof terrace, ideal for entertaining and alfresco dining with delightful open views across the communal green space.

The top floor offers three double bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room. Bedrooms two and three benefit from views over the green space to front and are served by a stylish house bathroom with modern white suite.

Externally, there is driveway parking for two vehicles which serves access to integral garage. The rear garden has been professionally landscaped for ease of maintenance, with paved patio, established planting, fence perimeter, designated barbecue and bin store and a delightful covered seating area, providing a private and versatile outdoor space ideal for relaxing and entertaining alike.



NOT TO SCALE For layout guidance only

