



TENURE

Freehold.

COUNCIL TAX

Band G (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		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 3 Nichols Way, LS22 6AD

A generously proportioned three-bedroom family home featuring a unique design and attractive architecture, nestled within a highly sought after development on the outskirts of Wetherby. Set on a substantial and mature garden plot, this property offers exceptional potential for further extension (subject to necessary consents) making it an ideal choice for an upsizing family or downsizers alike.

- Unique three bedroom detached home
- Attractive Scandinavian design
- Scope for further extensions (STPP)
- Desirable location
- Mature garden plot with private gardens to three sides
- Two generous reception rooms
- Open plan dining kitchen
- En-suite to principal bedroom
- Early viewing advised

£700,000 PRICE REGION



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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

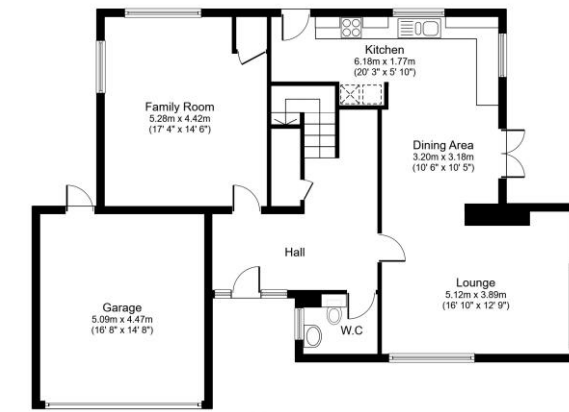
A true one off, this unique design offers spacious ground floor accommodation and three good sized bedrooms to the first floor. Positioned within a private and generous garden plot, the accommodation which benefits from double glazed windows and gas fired central heating has been well cared for by the current owners and in further detail comprises:-

To the ground floor, a spacious entrance hallway with an exposed feature stone wall and return staircase leading to the first floor. A useful under stairs storage cupboard adds practicality, there is access to the garage and downstairs WC. The large family room boasts a dual aspect with windows to the side and rear elevation, complemented by stylish oak effect flooring. The kitchen area offers a range of gloss wall and base units, cupboards and drawers with laminate worktops and matching splashbacks with an inset stainless steel sink unit. Integrated appliances include dishwasher, gas hob with an extractor hood and double stacked Bosch cooker, space for fridge/freezer. The space flows into a comfortable dining area with ample space for table and chairs, double patio doors open to a private, enclosed garden. A large opening flows into the lounge, which enjoys a dual aspect over the gardens to the front and side and features a contemporary wood-burning stove.

To the first floor, the principal bedroom offers patio doors leading to roof space, there is an inbuilt wardrobe and an ensuite shower facility. Two further double bedrooms are served by a modern house bathroom, which includes a bath with shower over, a wash basin, low flush WC, and an airing cupboard for added convenience.

To the outside, the property sits on a generous plot within this highly sought after development off Linton Road. The home is surrounded by gardens to three sides, offering a private and peaceful setting. The gardens are a particular feature of this property, enclosed for privacy and designed for both relaxation and entertaining there a generously sized stone flagged patio area, accessible directly from the kitchen/diner, creating the ideal spot for "al fresco" dining.

A resin driveway provides ample off-street parking for multiple vehicles and access to a double garage, equipped with light and power. Part of the garage forms a utility space, with plumbing for white goods.



Ground Floor



First Floor

3 Nichols Way, Wetherby, LS22 6AD
Total floor area 174.0 sq.m. (1,873 sq.ft.) Approx. (Including Garage) NOT TO SCALE For layout guidance only

