



TENURE

Freehold.

COUNCIL TAX

Band F (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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 6 Langdale Close, LS22 6YE

This skilfully extended and modernised detached family home reveals well balanced accommodation having been extended to both ground and first floor now boasting an impressive breakfast kitchen with open plan dining area across the back and a generous principal bedroom with luxury en-suite shower facility.

- Skilfully extended family home
- Principal bedroom having luxury en-suite shower
- Impressive single storey rear extension
- Spacious breakfast kitchen
- Two generous reception rooms
- Ground floor study and w.c.
- Driveway parking to front
- Enclosed south facing private garden to rear
- Viewing advised to appreciate the accommodation on offer

£650,000 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.
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ESTATE AGENTS
VALUERS

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Property Description

Extended and significantly improved over the years, this generous family home is situated in one of the town's most sought-after residential developments. Benefiting from double glazed windows and gas fired central heating, this well-presented property offers spacious and versatile accommodation in further detail comprising:

On the ground floor, an entrance porch with tiled floor leads into an open hallway with a return staircase to the first floor. Off the hallway is a useful study and access to a single integral garage with utility area. There is also a downstairs WC and an understairs cupboard housing a Worcester Bosch gas boiler.

The impressive living room features a bay window to the front and an attractive fireplace with a cast iron inset, open fire and tiled slips. Double internal doors connect to the rear extension, which reveals a large dining area with ample space for a dining table and chairs, oak floor covering and a partially vaulted ceiling. This space flows into a recreation/music area with windows to the front and rear, offering pleasant views over the private south facing garden.

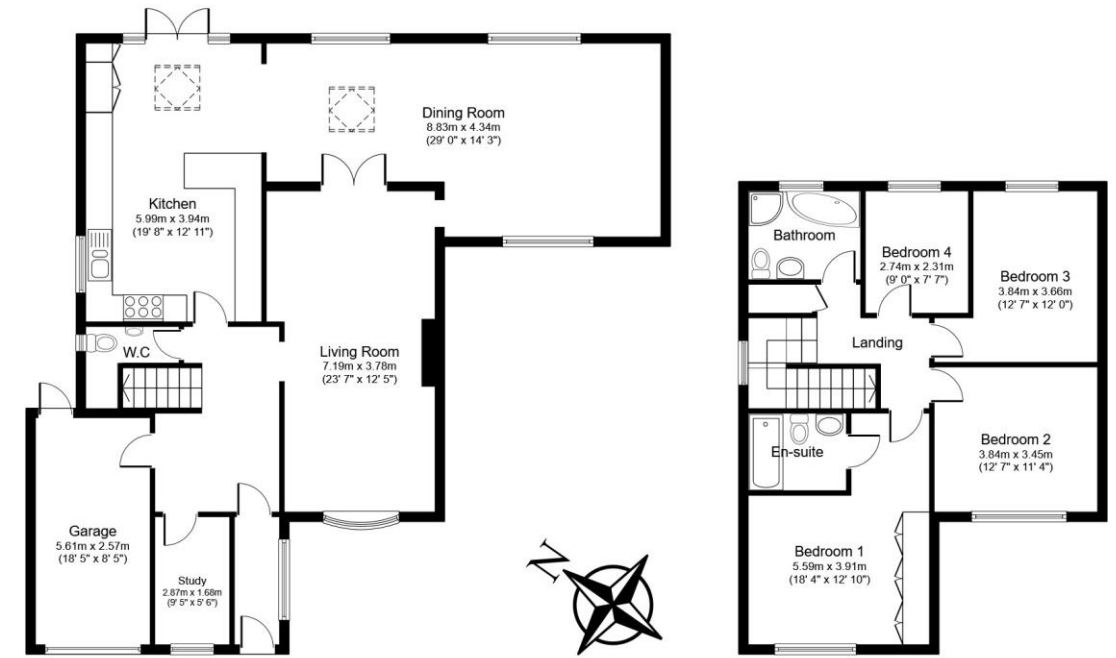
A large opening lead to the breakfast kitchen, fitted with a modern range of Shaker style wall and base units, cupboards and drawers. The kitchen includes a Rangemaster cooker with an electric hob, two integrated dishwashers, space for an American style fridge freezer with a tall larder unit to the side. Double patio doors open onto a raised decked area, ideal for outdoor dining and entertaining, overlooking the enclosed and private garden.

On the first floor, the landing with loft hatch and an airing cupboard. The principal bedroom, located at the front of the property is generously proportioned with ample space for wardrobes and benefits from a stylish ensuite shower room. Two further double bedrooms and a single fourth bedroom are served by a spacious house bathroom featuring a corner bath, separate shower cubicle, vanity wash basin and low flush WC.

To the outside, the property enjoys a quiet cul-de-sac position within this popular residential development off Spofforth Hill. A resin driveway to the front provides parking for several vehicles and access to the integral single garage. The private rear garden is enclosed with a fenced perimeter and mature hedging, affording a good degree of privacy. The garden features a large level lawn and a raised decked area with direct access from the breakfast kitchen, creating an ideal space for outdoor entertaining and enjoying the south-facing aspect.

This home combines modern open plan living within a desirable location and an early viewing is advised to avoid disappointment.

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Floor Plan 1

First Floor

NOT TO SCALE For layout guidance only

Total floor area 186.6 sq.m. (2,009 sq.ft.) Approx (Including Garage)

