



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 November 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Bickerton ~ 1 Chapel Close, Bickerton, LS22 5NA

A four-bedroom, two bathroom detached house occupying a quiet cul-de-sac position in this peaceful village northeast of Wetherby. Offered on the open market for the first time in 38 years.

- Lounge and separate dining hall with patio doors to rear garden
- Kitchen and separate utility room
- Bedroom 1 with en-suite bathroom
- Three further bedrooms 2 with fitted wardrobes
- House bathroom
- Double Garage, useful second driveway parking
- Enclosed gardens to rear ideal for outdoor entertaining
- Scope to extend subject to planning permission

£429,950 PRICE REGION



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 four-bedroom, two bathroom detached house occupying a quiet cul-de-sac position in this peaceful village close to the market town of Wetherby.

Offered on the open market for the first time in 38 years, a well-cared for family home benefiting from gas fired central heating and double glazed windows and offers well-proportioned accommodation including:-

On the ground floor an entrance hallway with walk-in cloaks cupboard and separate downstairs toilet, a dining hall featuring patio doors to the rear garden together with staircase and two further storage cupboards. A cosy lounge with windows to three sides including patio doors to the rear garden, a well-fitted kitchen with integrated appliances including double oven, hob and hood over, sink unit and breakfast bar, separate utility room giving direct access to an attached double garage.

On the first floor, the principal bedroom has fitted wardrobes and en-suite shower room, two further bedrooms with fitted wardrobes, bedroom four presently used as a study all served by a house bathroom.

Occupying a good-sized corner position with double width driveway leading to a double garage with light water and power laid. There is also a useful second driveway for additional parking. Gardens are principally to two sides and enclosed for privacy by laurel hedging and fencing comprising shaped lawns and well stocked borders, bushes and shrubs, patio area ideal for outdoor entertaining and "al-fresco" dining.

