

SINGLE GARAGE

With manual up and over door, light and power laid on.

GARDENS

Enclosed garden to side with secure walling and fence perimeter with handgate from the driveway revealing a pleasant lawned garden. Steps leading down to generous stone flagged patio area with direct access off the living room.



COUNCIL TAX

Band D (from internet enquiry).

SERVICES

We understand mains water, electricity and drainage are connected.

AGENTS NOTES

We understand there to be an annual charge for the up-keep of the estate and communal green areas to be approximately £194.23.

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

MORTGAGES

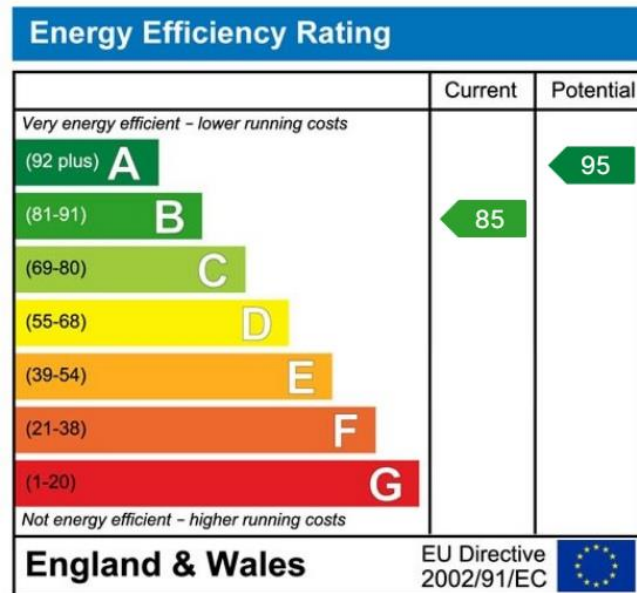
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared November 2024



Wetherby ~ 1 Park View, LS22 7UT

This modern three-storey town house is available with the benefit of vacant possession, occupying a prominent position on this popular and conveniently placed modern development.

- Four double bedrooms, modern town house
- Principal bedroom having en-suite shower
- Modern house bathroom to the third floor
- Tastefully decorated throughout
- Enclosed secure garden to side
- Driveway parking
- Single garage
- Available with no onward chain

£375,000 PRICE REGION FOR THE FREEHOLD



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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WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Heading north along Deighton Road leaving Wetherby turn right at the mini roundabout passing Aldi on the left hand side onto Sandbeck Lane. Taking the second exit continue over the roundabout onto the development and the property is identified by a Renton & Parr for sale board.



THE PROPERTY

Offered to the open market with the benefit of no onward chain this well presented and tastefully decorated town house enjoys four double bedrooms, modern breakfast kitchen and separate lounge and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via modern UPVC door, window above, attractive wood effect laminate floor covering, returned staircase to first floor with useful understairs storage, feature timber panelling to one side, dado rail, radiator.

DOWNSTAIRS W.C.

Attractive white suite comprising low flush w.c., pedestal wash basin with tiled splashback, striking wall paper to half height, radiator, tiled effect floor covering, extractor fan.

LOUNGE

4.16m x 4.3m (13'7" x 14'1")

With feature fireplace, provision for television above, double glazed window to front and side elevation, as well as double patio doors leading out to patio and garden beyond, two radiators. Practical bench with storage beneath, T.V. aerial, data points.



DINING KITCHEN

4.18m x 3.47m (13'8" x 11'4")



A lovely light space having dual aspect with bay window to side elevation and window seat beneath, further window to front with double radiator. Fitted with a modern kitchen comprising a range of wall and base units, cupboards and drawers, laminate work surfaces with matching up-stand and tiled splashback, inset ceramic sink unit. Integrated appliances include double stacked oven with six ring gas hob and extractor hood above, space and plumbing for automatic washing machine and tumble dryer, further unit housing wall mounted gas boiler, space for breakfast table and chairs.

LANDING

With returned staircase to second floor, radiator.

BEDROOM ONE

4.16m x 3.46m (13'7" x 11'4")

Dual aspect having windows to both front and side elevation, radiator beneath, attractive wood panelling to one side, fitted wardrobes to the other providing ample hanging space and shelving within, internal door leading to :-



EN-SUITE SHOWER

A tastefully decorated shower room fitted with a modern white suite comprising low flush w.c., vanity wash basin with cupboard beneath, walk-in shower cubicle with tiled walls, double glazed window to front, extractor fan, heated towel rail.

BEDROOM TWO

4.16m x 2.82m (13'7" x 9'3")

Benefiting from windows to front and side elevation with outlook over rear garden, double radiator beneath, panelled walling to one side.

SECOND FLOOR

BEDROOM THREE

4.16m x 3.5m (13'7" x 11'5")

With double glazed window to front and side elevation, radiator beneath.



BEDROOM FOUR

4.16m x 3.56m (13'7" x 11'8")

With windows to front and side elevation, radiator beneath, airing cupboard housing pressurised water cylinder.

HOUSE BATHROOM

A modern white suite comprising white panelled bath with shower over and tiled walls, white pedestal wash basin, low flush w.c., heated towel rail, double glazed window to front, extractor fan.



TO THE OUTSIDE

The property benefits from tarmac driveway with off street parking serving access to :-