



TENURE

Freehold.

COUNCIL TAX

Band C (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	69	76
(55-68) D		
(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.
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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.



Wetherby ~ 34 Barleyfields Road, LS22 6PR

A genuinely spacious and skilfully extended four-bedroom semi-detached family home enjoying a popular position with ease of access to excellent local primary schools and peaceful walks along the Harland Way.

- Skilfully extended four bedroom semi-detached
- Superb open plan kitchen diner with integrated appliances
- Separate lounge
- Utility and downstairs W.C
- Flexible ground floor bedroom or additional reception room
- Principal bedroom with fitted wardrobes and ensuite
- Driveway parking and internal store room
- Large rear garden with timber garden office

£449,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

This spacious four-bedroom semi-detached family home has been thoughtfully extended to side and rear creating a wonderful living, kitchen with dining space. The accommodation benefits from gas fired central heating, double glazed windows and in further detail comprises:-

To the ground floor, upon entering through the modern composite front door you are greeted by an entrance porch with window to the front elevation. The inner hallway with staircase to the first floor and doorway leading to the living room which features a generous walk-in bay window to the front that fills the space with natural light. An attractive fireplace with living flame coal-effect gas fire adds a cosy feel and there is useful under stairs storage to the side.

The stunning open plan living/dining kitchen is a standout feature of the home, with a skilful ground floor extension creating a light and spacious area perfect for modern family life. The kitchen boasts sleek handle less wall and base units, Corian worktops with moulded upstands and an inset sink unit. High end integrated appliances include a double stacked oven with a warming drawer, full height fridge, separate freezer and a dishwasher. A large central island offers additional workspace and a breakfast bar, featuring an induction hob with a built-in extractor. The attractive herringbone wood effect floor tiles extend through to the dining area, where five leaf aluminium bi-folding doors open onto a generous patio, creating a seamless transition between indoor and outdoor living.

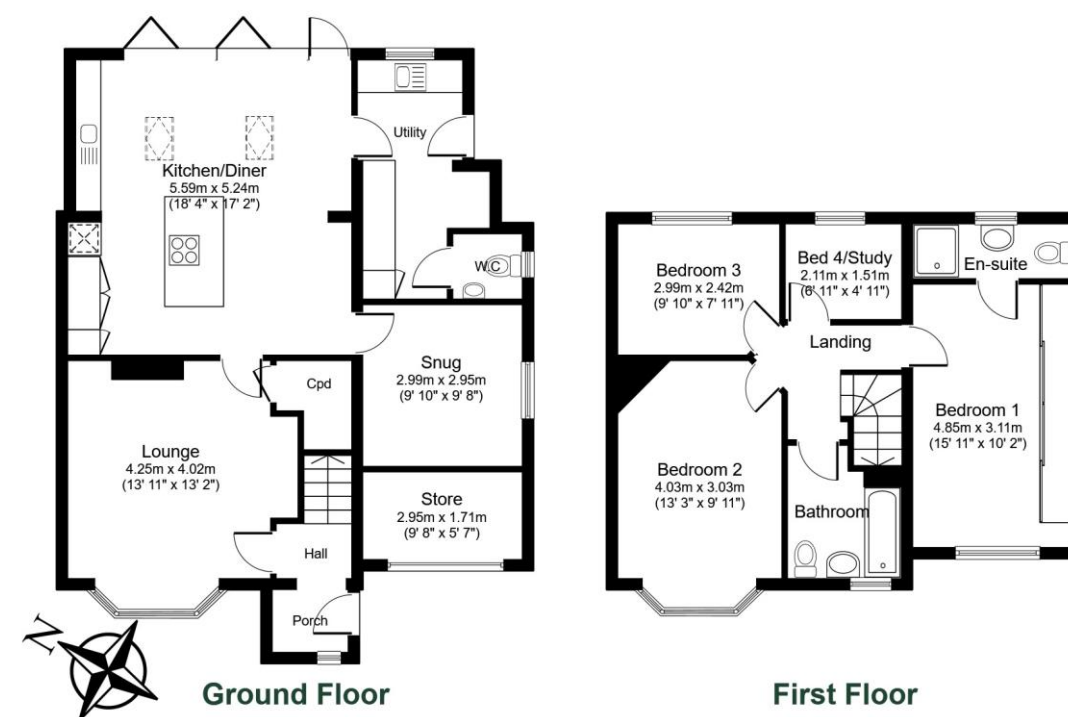
The ground floor also features a spacious utility/boot room with space and plumbing for white goods a personnel door to the side and a guest W.C. The gas boiler is conveniently located in this room. Additionally, there is a snug/occasional bedroom with access from the kitchen, offering additional flexibility.

To the first floor, landing area with loft access hatch leading to partially boarded loft space. The principal bedroom is a good-sized double room, complete with floor to ceiling fitted wardrobes along one side and a private en-suite shower facility. There are three further bedrooms, two of which are doubles, all serviced by a modern white three-piece house bathroom.

To the outside, the front garden features a shaped lawn with well stocked borders, including a variety of shrubs and established trees. A block-paved driveway provides comfortable off-street parking and leads to an integral storeroom with a manual up and over door. A hand gate to the side of the property provides access to the rear garden.

The rear garden is designed for outdoor living with a stone flagged patio area having direct access from the kitchen, creating the perfect space for outdoor entertaining and "al-fresco" dining. There is large carp pond and beyond the patio a shaped lawn bordered by deep, well-stocked beds. High fencing ensures privacy and a timber garden office with light and power offers a versatile workspace. A brick-built barbecue area to the rear completes this inviting outdoor space.

This property offers a perfect blend of modern features and outdoor appeal, making it ideal for family living and entertaining.



NOT TO SCALE For layout guidance only

Total floor area 128 sq.m. (1,377.8 sq.ft.) Approx

