



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

SERVICES
We understand mains water, electricity, oil central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

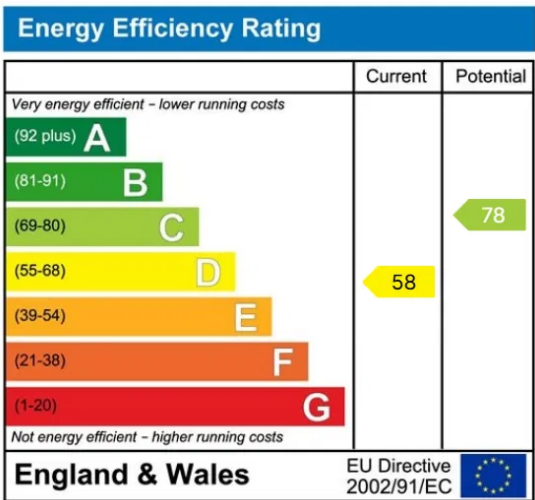
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 February 2025



Wetherby ~ 4 Prospect Villas, LS22 6PL

A rare opportunity to own a characterful family home in a prime location, within walking distance to Wetherby town centre and local schools. This four-bedroom period property reveals light and spacious accommodation skilfully arranged over three floors, an internal inspection is recommended.

- Charming period semi-detached family home
- Four double bedrooms, three with ensuite shower facility
- Skilfully converted basement
- Accommodation arranged over three floors
- Open plan living, dining kitchen
- Lounge with original walk-in bay window
- Private mature gardens
- Quiet position, yet only minuets walk to Wetherby
- Driveway parking

£599,500 PRICE REGION

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MISREPRESENTATION ACT

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All-round excellence, all round Wetherby since 1950

Property Description

Quietly tucked away on Prospect Villas, this beautifully presented period home seamlessly blends character features with modern comforts. Offering generous living space, a private setting and excellent access to Wetherby. An early inspection is recommended. The accommodation which benefits from gas fired central heating and double glazed windows in further detail comprises:-

To the ground floor, a front entrance porch features a modern composite front door, original exposed stonework and side windows. An internal timber door with original stained glass opens into an impressive hallway, showcasing the original staircase with ornate balustrades and spindles. To the front a generous light filled living room enjoys a bay window with private garden views, coal effect gas fire, oak flooring and decorative ceiling cornice. The stylish dining kitchen is fitted with gloss units, oak block worktops and integrated appliances, along with matching central island with a breakfast bar. The space flows into a comfortable sitting area, with additional cloaks cupboard and a rear porch with external access to driveway parking. There is an adjoining galley style utility room which offers further storage and plumbing for white goods and a separate storeroom, completing the ground floor.

To the lower ground floor, a converted basement reveals a double bedroom with natural light via glazed door and garden access. This versatile space includes an en-suite shower room and cupboard housing the gas fired central heating boiler.

To the first floor, a bright and airy landing with high ceilings and a large side window leads to three spacious double bedrooms. The principal bedroom boasts a large front window overlooking private gardens and over towards Wetherby town, an arched opening to an en-suite shower. The second double bedroom also features its own walk-in shower cubicle and loft access to a useful boarded space. A well-appointed and tastefully decorated house bathroom serves the third bedroom, which is currently used as a home office.

To the outside, set in a private position this period home offers driveway parking for two vehicles. The garden, which is set to the front of the property is private and enclosed, comprising a generous level lawn with mature hedging and deep well stocked borders, hand gate provides easy access to Wetherby on foot. An Indian stone patio creates the perfect area for outdoor dining and relaxation.

