



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 October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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.
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.



Wetherby ~ 1 Calder Close, LS22 7UW

Offered to the open market with the benefit of no onward chain, this popular style three-bedroom semi-detached home presents a fantastic opportunity to modernise and improve to personal tastes.

- Three-bedroom semi-detached house
- Lounge and separate dining room
- In need of modernisation and a full refurbishment
- Tremendous potential and scope to personalise
- Driveway parking and single garage
- Quiet cul-de-sac location
- Enclosed gardens to rear
- Available with no onward chain

£249,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

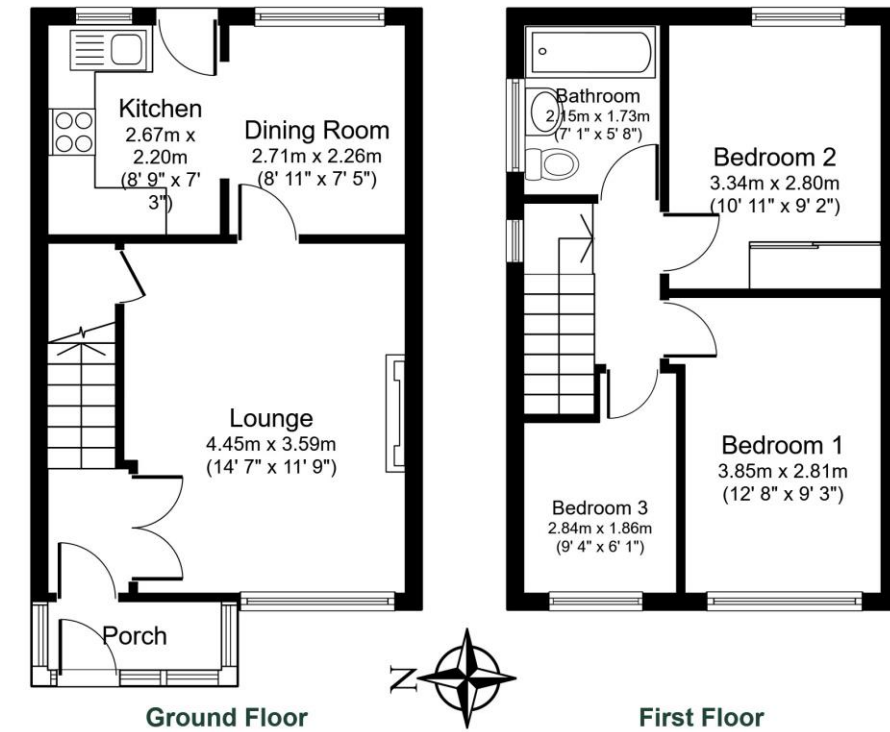
Property Description

Nestled at the head of a quiet cul-de-sac, this three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a full renovation project. The property is in need of a comprehensive refurbishment programme to unlock its full potential and in further detail briefly comprises: -

To the ground floor, a front entrance porch which leads into a spacious hallway with stairs to the first floor. Double internal doors open to a generously sized lounge with a gas fireplace and a large front window. A convenient storage cupboard is located under the stairs. From the lounge, a door leads to the dining area which features an arched opening into the kitchen. A rear door provides direct access to the enclosed garden with a hardstanding patio area.

To the first floor, landing area with loft access and a side window, two spacious double bedrooms and a third single bedroom, along with a house bathroom. To the outside, the front of the property includes driveway parking, leading to a single detached garage with a manual up-and-over door and a rear access door. The front garden features a level lawn, while a path leads to the rear garden. A stone flagged patio and steps descend to a level lawn, enclosed by fencing for added privacy.

Total floor area 68.8 sq.m. (741 sq.ft.) Approx



NOT TO SCALE For layout guidance only

