



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 December 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(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 ~ 29 Heuthwaite Avenue, LS22 6RR

A charming two-bedroom detached bungalow, extended to the rear and enjoying south facing gardens. Conveniently located within level walking distance of Wetherby's excellent town centre amenities.

- Well-presented detached bungalow
- Two double bedrooms with fitted wardrobes
- Extended 'sunroom' to the rear
- Fitted kitchen with shaker fronted wall and base units
- Shower room with attractive white suite
- Double glazed windows throughout
- Stone flagged patio and south facing garden
- Driveway parking and detached garage

£325,000 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

This detached bungalow is offered on the market with benefit of no upward chain, the well-presented living space in further detail comprises:-

Entering the property through the side door into an attractive breakfast kitchen fitted with shaker fronted wall and base units and enjoying dual aspect double glazed windows to the front and side. A doorway leads to an entrance hallway connecting to the bright and open living room dining room. There is a large picture window to the front and feature fireplace with brick surround and electric stove inset.

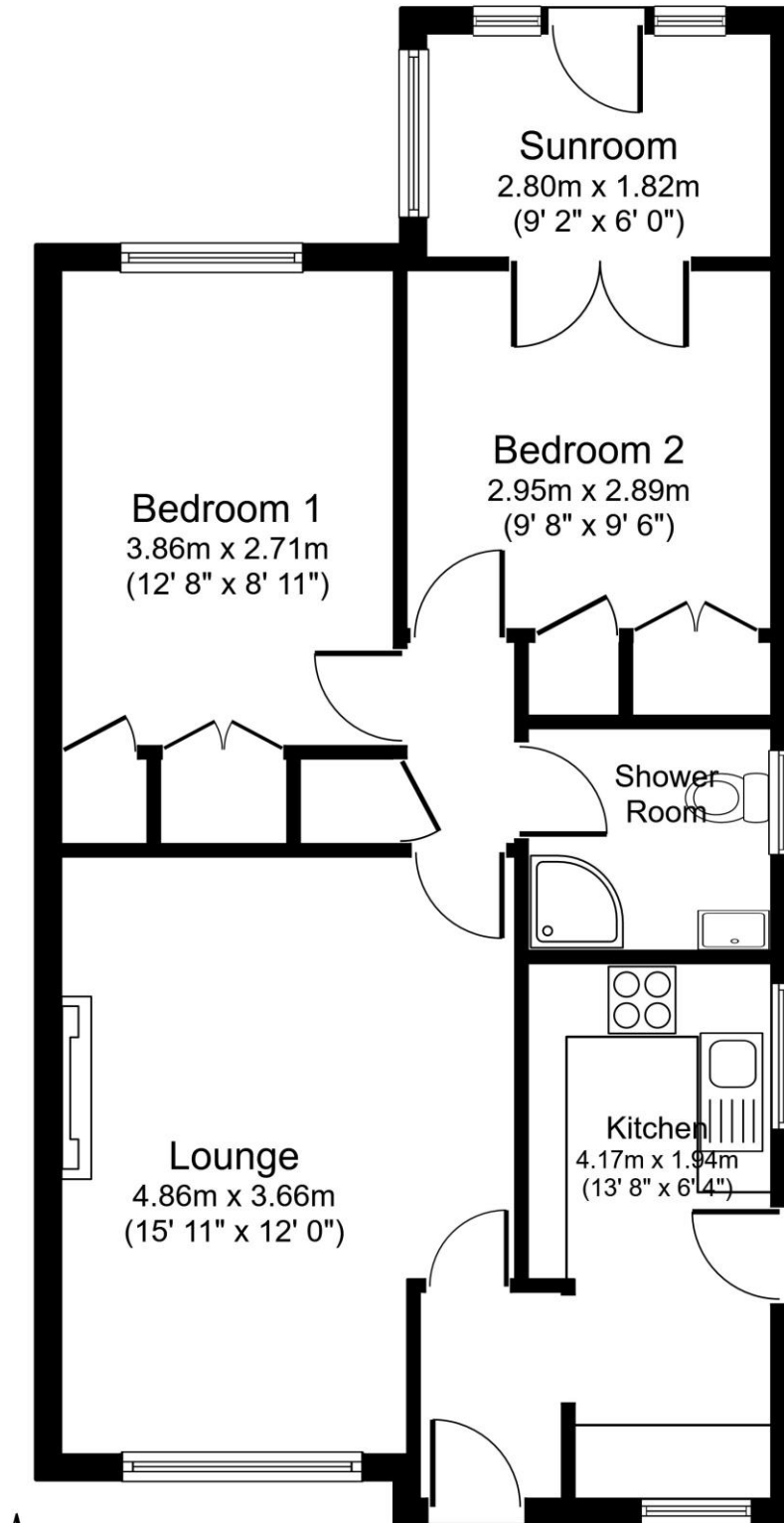
An internal hallway leads to fitted shower room and two good sized double bedrooms, both with fitted wardrobe storage. Leading on from bedroom two is an extended sun room overlooking the south facing rear garden, an ideal space for reading, relaxation and enjoying the neatly maintained lawns.

To the outside, driveway parking provides ample off road parking for several vehicles and access to detached single garage, with light and power laid on. The rear garden is south facing and low maintenance set largely to lawn with timber fence and garden wall perimeters. A stone flagged patio area provides ideal space for outdoor entertaining and relaxation along with al fresco dining in the summer months.

Wetherby is a popular 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.



Total floor area 59.5 sq.m. (640 sq.ft.) Approx



Ground Floor