



TENURE

Freehold.

COUNCIL TAX

Band D (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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 43 Barleyfields Road, LS22 6PR

This popular "Matthews" style three-bedroom semi-detached family home enjoys a superb position at the head of Barleyfields Road on a larger than expected garden plot providing scope for further development/extension (subject to planning permission) and splendid views over adjoining open fields.

- Three-bedroom semi-detached family home
- Ground floor rear extension
- Generous dining room with sitting area
- Modern breakfast kitchen
- Separate lounge to the front
- Large private gardens
- Scope for further extension and modernisation to personal preference
- Fantastic location with open views to rear
- Early viewing advised to avoid disappointment

£425,000 PRICE REGION



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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

This charming "Matthews" style semi-detached home, nestled at the end of Barleyfields Road near the historic railway bridge, offers spacious living and delightful garden views. The accommodation benefits from double glazed windows and gas fired central heating in further detail comprises:-

To the ground floor, an inviting entrance porch opens into the main hallway, with a return staircase leading to the first floor and useful under-stair storage along with a convenient downstairs W.C. At the front of the property, the comfortable living room features a walk-in bay window and a fireplace with an electric stove.

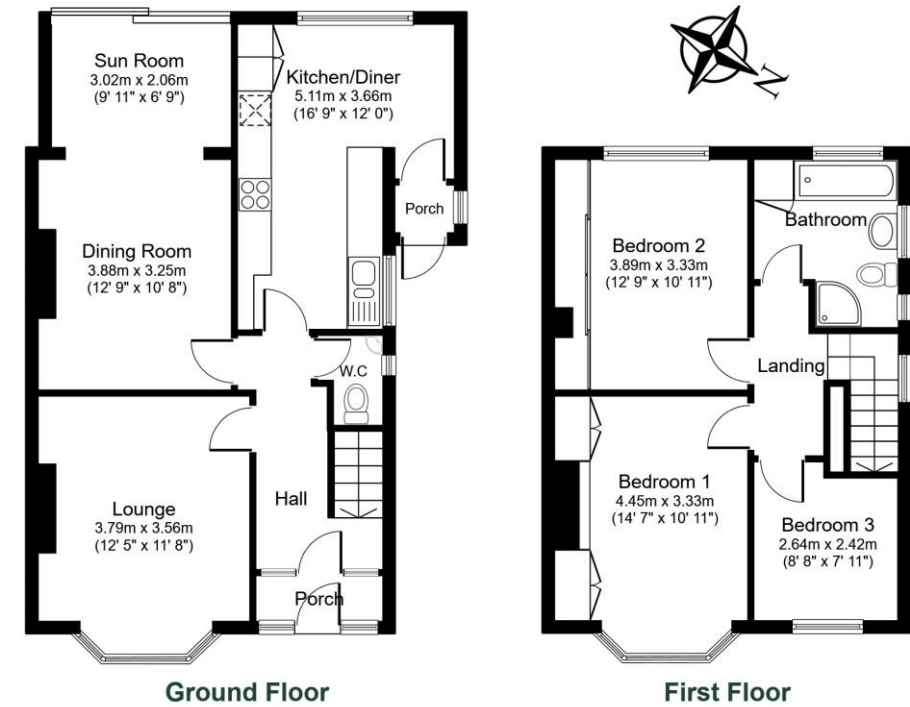
The dining room provides ample space for a table and chairs and includes a gas fire, seamlessly connecting to a rear sitting room. This sitting area opens to the private rear garden through large sliding patio doors, offering a peaceful open aspect.

The breakfast kitchen is well-equipped with modern wall and base units, laminate countertops and integrated appliances, including an oven, grill, hob with extractor fan, and dishwasher. There's space and plumbing for additional appliances, space for breakfast table and a large window overlooking the rear garden. Side entrances add extra convenience.

To the first floor, landing area with window to the side and loft access. There are two generously-sized double bedrooms, each with fitted furniture and floor-to-ceiling wardrobes, while the third bedroom is a versatile single, currently set up as a home office. A spacious four-piece white bathroom suite completes the upper level.

To the outside, comfortably set back from the road the property boasts a large driveway with a five bar timber gate leading to a detached single garage. The expansive garden is a true highlight, with well-maintained flower borders, mature hedges and additional trees providing privacy while allowing lovely open views across adjoining fields.

Properties in this location with such potential seldom come to the open market, so early viewing is strongly advised to avoid disappointment.



NOT TO SCALE For layout guidance only

Total floor area 110 sq.m. (1,184 sq.ft.) Approx

