



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		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(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 ~ 2a Barleyfields Road, LS22 6PN

A spacious individual 3-bedroom detached house ideally located within easy walking distance of local schools and Wetherby town centre. No onward chain.

- First time offered on the open market for 49 years
- Three double bedrooms
- Generous sized lounge, separate dining room and kitchen
- Double Glazed windows and gas central heating
- Scope for cosmetic improvements
- Garage and enclosed gardens front and rear

£395,000 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

An individual three-bedroom detached house ideally located within easy walking distance of local schools and Wetherby town centre offered for sale with No onward chain for the first time in 49 years.

Benefiting from replacement UPVC double glazed windows and gas fired central heating system. The spacious and well-proportioned accommodation includes; on the ground floor entrance hall leading to two good sized reception rooms and kitchen with range of wall and base units, sink unit, oven, hob and hood over.

On the first floor, there are three double bedrooms, two with fitted wardrobes and a third bedroom with dressing table shelving and cupboards above. The family bathroom has a three-piece white suite and part tiled walls.

To the outside a five-bar gate and driveway gives access to single garage with neat lawn gardens to front and rear with borders screened by established hedging.

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 bypass and M1/A1 link south of Aberford.

