



TENURE

Freehold.

COUNCIL TAX

Band E (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			80
(55-68) D		69	
(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 ~ 18 Deerstone Ridge, LS22 7XN

Offered on the open market for the first time in 48 years, a well-loved 4 - bedroom detached family home occupying an excellent corner plot on this popular development. Available with no onward chain.

- Former show house to the development
- Cul de sac location
- Four bedrooms and bathroom
- Two reception rooms and breakfast kitchen
- Gas central heating and double glazing installed
- Scope to extend stpp
- Large plot with gardens to three sides
- Carpets, curtains, blinds and light fittings included in the sale

£500,000 OFFERS OVER



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Introducing a popular style Sawden and Simpson bay-fronted detached house, now available on the open market for the first time in 48 years. Formerly the showhouse of the development, this property sits on one of the largest plots available.

The house features gas-fired central heating and double-glazed windows, with spacious rooms that offer excellent proportions and potential for extension (subject to usual planning consent). The ground floor includes a welcoming reception hall with a built-in cloak cupboard and a downstairs WC. The well-proportioned lounge boasts a bay window, stone fireplace, and gas fire. Additionally, there is a separate dining room and a 20-foot breakfast kitchen, fitted with oak front wall and base units, a sink, and white goods included in the sale.

A staircase leads to the first-floor landing, providing access to four good-sized bedrooms. Three bedrooms feature fitted wardrobes, while the fourth bedroom includes a built-in cupboard. The first floor is completed by a tiled bathroom with a three-piece white suite.

Outside, the property boasts a block-paved driveway, leading to an attached garage equipped with light, power, water, and a gas boiler installed within the last two years. The house enjoys a fabulous corner plot with extensive lawns on three sides, well-stocked borders, and a patio area at the rear. The property is well-screened for privacy by beech hedging.

Situated within walking distance of Wetherby town centre, excellent local amenities and easy access to surrounding business centres, including Leeds, Harrogate, York, and the A1/M1 bypass.

