



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 November 2024



MISREPRESENTATION ACT

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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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Wetherby ~ 31 Poplar Avenue, LS22 7RA

A well-presented and tastefully decorated three-bedroom semi-detached home enjoying attractive corner plot with generous sized private gardens, conveniently positioned within walking distance of local schools and Wetherby's excellent town centre amenities.

- Quiet cul-de-sac location
- Private gardens with established hedgerows
- Driveway parking and detached single garage
- Conservatory currently used as playroom
- Attractive breakfast kitchen with stable door
- Living room with wood burning stove
- Electrical re-wire in 2020, plastered and decorated throughout
- Well-appointed three-bedroom semi-detached house

£315,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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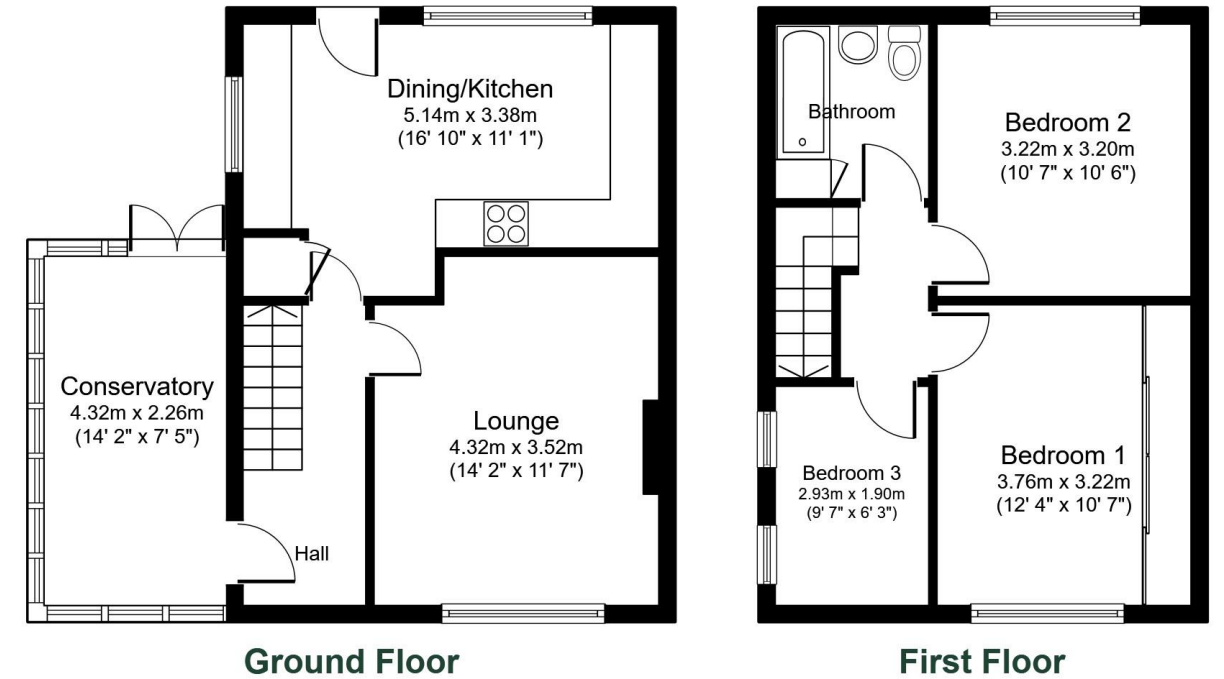
Property Description

Tastefully decorated having undergone a programme of refurbishment from 2020, this popular style three-bedroom semi-detached home provides an excellent opportunity for young families or downsizers alike. The accommodation which benefits from gas fired central heating and double glazed windows throughout in further detail comprises :-

Entering through stable door into bright and airy breakfast kitchen with fitted wall and base units, work surfaces and tiled splash backs along with dual aspect double glazed windows over the side and rear gardens. The living room enjoys an attractive focal point of a wood burning stove set on a stone hearth with timber mantel piece. A double-glazed uPVC conservatory is positioned to the side of the property looking over the private gardens, currently used as a children's playroom this could be a dining space, reading room or home office. A bespoke storage unit is fitted under the stairs.

To the first floor, there are two generous sized double bedrooms with recesses for wardrobes. A third single bedroom makes an ideal nursery or home office space. The house bathroom comprises a traditional white three-piece suite of wc, pedestal wash basin and panelled bath with shower above. A boiler cupboard houses a wall mounted Baxi gas fired combi boiler.

To the outside, Generous driveway provides off road parking for several vehicles and access to single garage with the added benefit of lights and power. The good-sized gardens are a particular feature of this property with established hedgerows affording a great deal of privacy. A flagged patio area provides ideal space for outdoor entertaining and 'al fresco' dining in the summer months. Steps lead from the patio area up to the garage and driveway; the terraced flower beds boast a range of neatly maintained flowering bushes and shrubs.



NOT TO SCALE For layout guidance only

Total floor area 81.1 sq.m. (873 sq.ft.) Approx

