



**TENURE**

Freehold.

**COUNCIL TAX**

Band B (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) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.
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.
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**Wetherby ~ 7 St James Street, LS22 6RS**

A recently modernised and tastefully decorated two-bedroom mid-terraced property in the heart of Wetherby, only minutes' walk to an excellent range of local amenities and schools. Attention investors and first-time buyers, available with the benefit of no onward chain.

- Charming two double bedroom cottage
- Excellent location central to Wetherby town
- Recently fitted kitchen and bathroom suite
- Tastefully decorated and modernised throughout
- Low maintenance rear courtyard
- Permit parking to front
- No onward chain
- Double glazed windows and modern gas boiler
- Useful cellar space
- Currently a successful Air Bnb

**£245,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## Property Description

Currently used as a successful AirBnb this charming cottage has been modernised throughout and fitted with an attractive kitchen and modern bathroom suite serving both double bedrooms.

The accommodation, which is tastefully decorated benefits from double glazed windows, gas fired central heating and in further detail comprises:-

To the ground floor, enter via a modern composite front door into a welcoming living room with window to the front elevation and double patio doors to the rear, a charming feature fireplace with original pine shelving and built-in storage to the side.

The recently updated breakfast kitchen reveals attractive "shaker style" wall and base units, cupboards and drawers. Laminate worktops provide ample workspace, complemented by an integrated oven, electric hob and dishwasher. There is space and plumbing for an automatic washing machine as well as room for breakfast table and chairs. A return staircase leads to the first floor, while a door beneath provides access to a useful cellar offering additional storage and housing the wall-mounted gas boiler.

To the first floor, featuring two generously sized double bedrooms. One of the bedrooms boasts a delightful original feature fireplace with a cast-iron insert and decorative tiled slips, adding charm and character. The other bedroom benefits from a fitted wardrobe, providing convenient storage space. Both bedrooms share a stylish, recently installed "Jack & Jill" house bathroom suite.

To the outside, the property enjoys a low maintenance south facing rear courtyard, complete with attractive stone flagging and a secure fence perimeter. Outside water tap. Please note, there is a pedestrian right of way for the neighbouring property to access bins and bring them to the main street. Resident (and visitor) permit parking is available in the carpark opposite the accommodation ensuring convenience.

