



TENURE

Freehold.

COUNCIL TAX

Band F (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 January 2025



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	



Wetherby ~ 8 Ambleside Walk, LS22 6DP

Offered to the open market with the benefit of no onward chain this skilfully extended family home reveals four bedrooms and an impressive dining kitchen with direct access out to private rear garden, located on one of Wetherby's most sought-after developments.

- Skilfully extended four bed detached family home
- Highly sought after development off Spofforth Hill
- Large private garden plot
- Impressive dining kitchen with separate utility
- Generous 23ft living room plus conservatory to rear
- Separate dining room
- Driveway parking with integral garage
- Scope for further extensions (STPP)
- No onward chain

£600,000 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 extended and spacious four-bedroom detached family home is situated on a quiet cul-de-sac and is offered to the market with the benefit of no onward chain. The property boasts versatile living spaces including an impressive dining kitchen and in further detail comprises:-

To the ground floor, an entrance porch featuring a UPVC front door and side window overlooking the private front garden. An internal door leads to the hallway, which is enhanced by an attractive hardwood floor covering and staircase to the first floor with a useful storage beneath and downstairs guest WC.

The spacious living room measures approx 23 ft and includes a living flame coal effect gas fire with a stone surround, to the rear a spacious conservatory with television point. A doorway leads to the dining room, which offers comfortable space for a dining table and chairs, with a pleasant view of the private garden. The tiled floor of the dining room flows seamlessly into the generous breakfast kitchen. The kitchen is equipped with a comprehensive range of wall and base units, cupboards and drawers, along with integrated dishwasher and cooker with grill above, four-ring ceramic hob and extractor fan. There is comfortable space for table and chairs and double patio doors that open to the rear garden. An internal door leads to a practical utility room, which features matching wall and base units, space and plumbing for a white goods and a cupboard housing the Worcester Bosch gas boiler. The utility room also has an external door providing additional access to the gardens.

To the first floor, the principal bedroom includes fitted wardrobes, while there are two further double bedrooms and a single bedroom, currently used as a home office. These are all served by a generous family bathroom, with a modern white suite.

To the outside, the property enjoys a quiet position within the cul-de-sac having block paved driveway to the front serving access to the integral single garage. Gates on both sides of the property lead to a generous rear garden laid mainly to lawn with established hedging that provides an exceptional degree of privacy. Together stone-flagged patio areas, ideal for outdoor dining and entertaining.

This well-maintained and extended home offers approx 1775 sqft (including garage) and provides spacious family living in a highly sought after location.

Total floor area 161.8 sq.m. (1,741 sq.ft.) Approx (Including Garage)

