



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 December 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



Wetherby ~ 4 Moorlands View, LS22 6HX

This attractive two double bed roomed semi-detached home is offered to the market with the benefit of no onward chain. Conveniently placed only minutes walk from an excellent range of local amenities.

- Two double bedrooms
- Breakfast kitchen
- Living room
- Modern shower room
- Off street parking
- Excellent location central to Wetherby
- Minutes walk to town centre amenities
- Attractive and well-maintained rear garden
- Conservatory
- No onward chain

£249,995 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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All-round excellence, all round Wetherby since 1950

Property Description

This ideal first-time buyer or down sizer property is perfectly placed for access to Wetherby town centre amenities and local schooling. Offered with the benefit of no onward chain the property is fitted with double glazed timber frame windows, gas fired central heating and in further detail comprises:-

To the ground floor, an entrance porch at the front leads into a living room with a front facing window, double radiator and attractive living flame coal effect gas fire, as well as a television aerial point and a staircase to the first floor. The breakfast kitchen is fitted with a comprehensive range of wall and base units, cupboards and drawers. It includes an integrated dishwasher, cooker with grill and ceramic hob with extractor hood above. There is space and plumbing for a fridge freezer and automatic washing machine and the gas fired central heating boiler is housed within a cupboard. The kitchen is finished with an attractive wood effect laminate floor covering and provides ample space for breakfast table and chairs. Internal doors lead into the conservatory, which is equipped with central heating and features patio doors opening onto the beautifully maintained rear garden.

To the first floor, the landing area provides access to the loft. There are two double bedrooms, the principal benefitting from floor to ceiling fitted wardrobes with overhead storage, dressing table and drawers. The bedrooms are served by a modern shower room, which includes a large walk-in shower tray, low-flush WC, half-pedestal wash basin and a generously sized airing cupboard.

To the outside, the property boasts a tarmac driveway that extends down the side of the property offering off-street parking for multiple vehicles. The rear garden is attractively landscaped with a level lawn, shaped borders, mature bushes and hedging around the perimeter. A stone paved path leads to a secondary garden featuring soft fruit trees. There is a garden shed and an outside water tap.

This home provides a comfortable and practical living space, complemented by its delightful manageable garden space, early viewing is advised to avoid disappointment.

Total floor area 63.4 sq.m. (682 sq.ft.) Approx

