

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.

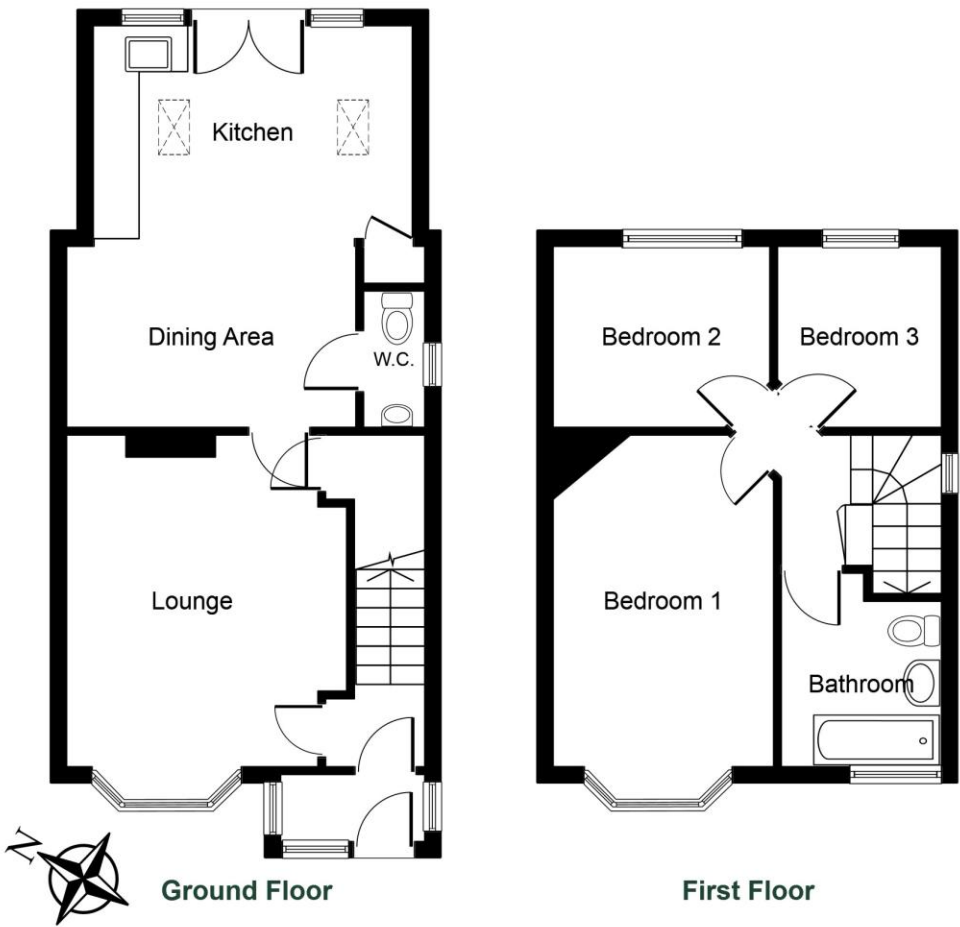
VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 87.3 sq.m. (940 sq.ft.) Approx



38 Barleyfields Road, Wetherby, LS22 6PR

NOT TO SCALE For layout guidance only



Wetherby ~ 38 Barleyfields Road, LS22 6PR

An attractive and extended three-bedroom semi-detached family home with good sized rear garden located in this popular part of Wetherby, only minutes walks from St Josephs catholic primary school and access to the Harland Way.

- Modernised three bedroom semi-detached
- Ground floor rear extension
- Open plan kitchen/diner
- Modern fitted bathroom
- Parking to front, single garage to rear
- Popular location

£299,500 PRICE REGION FOR THE FREEHOLD



1 Recep



3 Beds



1 Bath

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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ESTATE AGENTS
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All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

Leaving Wetherby along Deighton Road turn left into York Place bearing round the corner into Grosvenor Terrace and then right onto Sandringham Road. At the top turn right onto Barleyfields Road and continue up to the top of the hill where the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Ideally located this extended three bedroom semi-detached house now reveals light and open downstairs living accommodation and benefits from a recently fitted kitchen and house bathroom along with double glazed UPVC windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With UPVC front door and windows, a further internal UPVC door leads to hallway with staircase to first floor, radiator.

LOUNGE

14'x 13' (4.27m x 3.96m) into the bay
With double glazed UPVC bay window to front, radiator beneath, feature fireplace, decorative ceiling cornice, T.V. aerial, useful understairs store cupboard.



KITCHEN/DINER

18'1"x 15'4" (5.51m x 4.67m) Narrowing to 14'0" (4.27m)
A generous rear extension creating a fantastic light and open kitchen diner with double patio doors out to rear garden along with two Velux windows and modern wood effect floor covering. An attractive fitted kitchen comprising a range of wall and base units, inset sink unit, four ring gas hob along with cooker and extractor hood, space for fridge freezer and automatic washing machine, ample room for dining table and chairs, further store cupboard, LED ceiling spotlights.



DOWNSTAIRS W.C.

White low flush w.c., vanity wash basin, double glazed window to side, radiator, extractor fan, LED spotlights.

FIRST FLOOR

LANDING

Double glazed window to side, loft access hatch, airing cupboard.

BEDROOM ONE

13'1"x 9'10" (3.99m x 3m)
With double glazed bay window to front, radiator beneath, decorative ceiling cornice, T.V. aerial, LED ceiling spotlights.



BEDROOM TWO

9'10"x 8'4" (3m x 2.54m)
With double glazed window to rear, radiator, decorative ceiling cornice, LED ceiling spotlights.



BEDROOM THREE

8'x 7'1" (2.44m x 2.16m)
With double glazed window to rear, radiator, decorative ceiling cornice, LED ceiling spotlights.

BATHROOM

An attractive modern suite comprising white low flush w.c. with concealed cistern, vanity wash basin, bath with shower above and shower screen, chrome ladder effect heated towel rail, tiled walls and floor tiles, double glazed window to front, double shaver socket, LED ceiling spotlights.



TO THE OUTSIDE

With "crunch-gravel" driveway to the front providing off-street parking, wooden gate to side extends down the side of the property leading to :-

DETACHED SINGLE GARAGE

Manual double wooden doors.

GARDENS



Flower border to front, established hedging to side. The rear garden is laid mainly to lawn with shaped borders and fenced perimeter. At the back of the greenhouse there is a garden shed and a raised vegetable patch.

COUNCIL TAX

Band C (from internet enquiry).

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