

BEDROOM FIVE

13'2"x 10'8" (4.01m x 3.25m) Narrowing to 8'7" (2.62m)  
Double glazed window, loft access, T.V. point, radiator.

HOUSE BATHROOM

12'3"x 9'11" (3.73m x 3.02m) overall Having four piece white suite comprising shaped bath, shower cubicle, low flush w.c., pedestal wash basin, tiled floor and walls, LED ceiling lighting, two chrome heated towel rails.



TO THE OUTSIDE

Block paved driveway to the front provides off-road parking and turning space gives access to :-

INTEGRAL DOUBLE GARAGE

18'6"x 15'1" (5.64m x 4.6m) overall Having electric up and over door, double glazed window to rear, light and power laid on, integral access door to utility room.

GARDENS

Lawned garden to side with borders. Wrought iron side gate to enclosed south facing lawned garden with patio area, laurel hedging. Useful gravelled area for storage and bins etc.

COUNCIL TAX

Band G (from internet enquiry).

N.B.

We understand there is a charge of £195 per annum towards the cost of maintaining communal landscaped areas.

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 February 2021



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



Wetherby ~ 4 Ings Walk, LS22 5FE

An excellent stone built detached family property forming part of an exclusive modern cul-de-sac development by Duchy Homes on the edge of Wetherby with easy access to York, Harrogate and Leeds.

- Exclusive development of only 7 properties built to a high specification
- Open plan living dining kitchen area with bi-folding doors and AEG integrated appliances
- Lounge and separate sitting room
- Five double bedrooms, two en-suites and family bathroom
- Integral double garage and enclosed south facing garden



2 Recep 5 Beds 1 Bath 2 En-suites

£775,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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Premium

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**

From Wetherby town centre proceeding over the bridge to the roundabout. Take the 3rd exit along the A58 towards Leeds. Immediately after the Mercure turn right into Ings Walk.



**THE PROPERTY**

Built to the 'Hardwick' design this outstanding stone built property offers open plan living dining kitchen with bi-fold doors to the garden. There is a separate lounge and sitting room. The first floor boasts five double bedrooms, two having en-suite shower rooms and family house bathroom. A three zone hive central heating system is installed, together with air circulation system and UPVC sash style double glazed windows.

The accommodation with the remainder of a 10 year NHBC warranty in further detail giving approximate room sizes comprises :-

**GROUND FLOOR**

**RECEPTION HALL**

With entrance door, oak flooring, turned staircase to first floor with oak handrail, understairs storage cupboard. Radiator.

**CLOAKROOM**

Half tiled walls and tiled floor with low flush w.c., vanity wash basin, chrome heated towel rail, extractor fan, LED ceiling lighting.

**LOUNGE**

21'1" x 11'4" (6.43m x 3.47m) 13'2" (4.02m) into bay Plus two double glazed bay windows to front and side elevation providing a light and spacious room with LED ceiling lighting, two radiators.



**SITTING ROOM**

11'6" x 9'10" (3.51m x 3m) Oak flooring, radiator, double glazed window, storage cupboard.



**OPEN PLAN DINING AREA WITH KITCHEN**

23'5" x 13'9" (7.14m x 4.19m)



With bi-fold doors enjoying direct access to a private south facing garden and patio area. The kitchen area is well-fitted with range of Shaker style wall and base units including cupboards and drawers, Silestone worktops and splashback, under-set one and a half bowl stainless steel sink unit and mixer taps, island bar with cupboards and drawers under, space for breakfast chairs, integrated appliances including AEG induction hob and hood above, two ovens, one with microwave and dishwasher, two fridges and freezers, tiled floor, two radiators, T.V. point, LED lighting to ceiling and floor, double glazed window. Space for family dining table and chairs.



**UTILITY ROOM**

5'10" x 5'7" (1.78m x 1.7m) Tiled floor, wall and base units, plumbed for automatic washing machine and tumble dryer, radiator, external door and door integral to garage. Gas fired central heating boiler.

**FIRST FLOOR**

**GALLERY LANDING**

Double glazed window and airing cupboard housing water cylinder, radiator.

**BEDROOM ONE**

14'4" x 11'8" (4.37m x 3.56m) Dual aspect room with double glazed windows to front and side elevation, two radiators.



**EN-SUITE DRESSING ROOM**

LED ceiling lighting, radiator.

**EN-SUITE SHOWER ROOM**

Tiled walls and floor with four piece white suite comprising shower cubicle, low flush w.c., twin vanity wash basins, chrome heated towel rail, double glazed window, illuminated mirror with demister.

**GUEST BEDROOM TWO**

13'6" x 14'8" (4.11m x 4.47m) Narrowing to 9'10" (3m) Two double glazed windows, three radiators, T.V. point.



**EN-SUITE SHOWER ROOM**

7'9" x 4'9" (2.36m x 1.45m) With tiled walls and floor, three piece white suite comprising low flush w.c., vanity wash basin, shower cubicle, heated towel rail, shaver socket, LED ceiling lighting.



**BEDROOM THREE**

13'2" x 9'1" (4.01m x 2.77m) Double glazed window, radiator.

**BEDROOM FOUR**

13'4" x 9'11" (4.06m x 3.02m) max Double glazed window, radiator.