

glazed UPVC windows to three sides, double radiator, vaulted ceiling with useful storage, fitted wardrobes to one side and dressing area, double glazed UPVC window to front.

EN-SUITE SHOWER

With Travertine floor to ceiling tiles and matching floor tiles, fitted suite comprising low flush w.c., vanity wash basin, generous walk-in shower cubicle, chrome ladder effect heated towel rail, ceiling spotlights, double glazed UPVC window to front elevation.



TO THE OUTSIDE



A low maintenance forecourt garden comprising Yorkshire stone flagged patio with wrought iron railings and gate to front. Flower bed to stone wall. The rear garden, again low maintenance in nature, with stone flags creating an ideal outdoor entertaining space, attractive deep flower borders,

walled perimeter, outside water tap and log store. Handgate to rear leading to single carparking space.

COUNCIL TAX

Band C.

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 March 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Wetherby ~ 12 Quarry Hill Lane, LS22 6RY


A genuinely spacious and beautifully presented three-bedroom end of terrace home boasting comfortable accommodation arranged over four floors, quietly situated within minutes walk of Wetherby town centre. Early viewing strongly advised to avoid disappointment.


- Period terrace house
- Three double bedrooms
- Lounge, generous dining area with adjacent modern kitchen
- Spacious lower ground floor sitting room
- Utility, gym and w.c.
- Generous master bedroom with ensuite and dressing area

£425,000 PRICE REGION FOR THE FREEHOLD

**2 Recep**

**3 Beds**

**1 Bath**

**1 ensuite**



MISREPRESENTATION ACT

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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

Entering Wetherby, heading along Spofforth Hill/A661 continue over the mini roundabout onto Westgate then turn left onto Crossley street. Take the second left onto Quarry Hill and continue until you reach no 12. on your night hand side identified by a for sale sign.

THE PROPERTY

A spacious period end of terrace boasting approximately 1829 sq ft arranged over four floors, the accommodation which is beautifully presented and modernised benefits from gas fired central heating, double glazed windows (majority being UPVC) and in further detail giving approximate room dimensions comprises :-

ENTRANCE PORCH

Front door, wooden frame windows to side, internal doorway with fan-light leading to :-

LOUNGE

15'1"x12'5" (4.6m x 3.8m)
A lovely light room with tall ceilings and decorative ceiling cornice, double glazed sliding sash window to front elevation with double radiator beneath, attractive wood burning stove surmounted upon stone hearth with heavy oak mantle, T.V. aerial, additional radiator, doorway leading to :-



DINING AREA

16'4" x 16'4" (5m x 5m)
With exposed hardwood floor covering, attractive open fire with tiled hearth and cast iron inset, double glazed UPVC window to side and rear elevation with double radiators beneath, ample space for dining table and chairs. The space flows through into adjacent kitchen area.



KITCHEN

9'2"x7'2" (2.8m x 2.2m)
Fitted with a modern range of wall and base units, cupboards and drawers, laminate work tops with matching splashback and window sill, inset one and a quarter sink unit with mixer tap, Range cooker with six ring gas hob, extractor hood above, integrated dishwasher, space for American style fridge freezer, double glazed UPVC window to rear.



LOWER GROUND FLOOR

SITTING ROOM

15'8" x 15'5" (4.8m x 4.7m)
With built in cupboards, T.V. aerial, double radiator, single door to rear garden, double glazed window to rear, LED ceiling spotlights, exposed ceiling timbers, useful understairs storage cupboard.



GYM

12'5" x 10'5" (3.8m x 3.2m)
With built in storage cupboards to one side, double radiator, strip lighting positioned between ceiling beams.

W.C.

White suite comprising low flush w.c., wash hand basin with tiled splashback, double glazed UPVC window to rear, ceiling spotlights, radiator, tiled floor.

UTILITY

6'2" x 4'11" (1.9m x 1.5m)
Fitted with an attractive laminate work top with matching up-stand, inset one and quarter stainless steel sink unit, space and plumbing beneath for automatic washing machine and tumble dryer, wall mounted Worcester Bosch boiler, tiled floor covering, ceiling spotlights, double glazed UPVC window to side.

FIRST FLOOR

LANDING

With radiator, decorative ceiling cornice and staircase to second floor.

BEDROOM TWO

13'1" x 11'5" (4m x 3.5m)



With large double glazed UPVC window to rear, double radiator beneath, built in wardrobe along with dressing table and generous understairs store cupboard.

BEDROOM THREE

15'1" x 9'2" (4.6m x 2.8m)
A lovely light room benefiting from double glazed windows to front and side elevation, double radiator, useful store cupboard.

HOUSE BATHROOM

Beautifully finished and fitted with a stylish suite comprising vanity wash basin with Quartz worktop and cupboards beneath, white low flush w.c., tiled bath with mixer tap and shower hand piece, walk-in shower cubicle, attractive wall and floor tiles, double glazed UPVC window to rear, LED ceiling spotlights, chrome towel rail.



SECOND FLOOR

One and a quarter turned staircase with balustrade reveals :-

DELIGHTFUL MASTER BEDROOM



Flooded with light having dormer to rear with double