

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



COUNCIL TAX

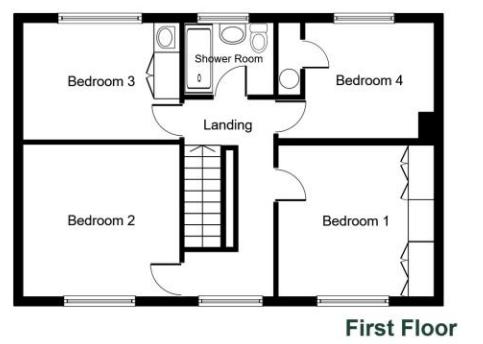
Band G (from internet enquiry).

Details prepared March 2021



Ground Floor

Floor Area 106.9 sq.m. (1,150 sq.ft.) Approx (Including Garage)



First Floor

Floor Area 60.7 sq.m. (653 sq.ft.) Approx

50 Thorp Arch Park, Thorp Arch, Wetherby, LS23 7AN NOT TO SCALE For layout guidance only
Total floor area 167.6 sq.m. (1,804 sq.ft.) Approx



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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.
- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Thorp Arch ~ 50 Thorp Arch Park, LS23 7AN

An incredibly rare opportunity has arisen to acquire this substantial four bedroom detached family home enjoying a superb position on this highly sought-after development, with fantastic south facing views over towards the River Wharfe and Boston Spa.

- Four double bedrooms
- Three reception rooms and breakfast kitchen
- Mature private gardens to front and rear
- A superb position with excellent south facing views
- Excellent south facing views
- Viewing advised to avoid disappointment



£725,000 PRICE REGION FOR THE FREEHOLD

3 Recep

4 Beds **shower room**



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

All-round excellence, all round Wetherby since 1950

THORP ARCH

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

DIRECTIONS

From Wetherby proceeding south along the A168 parallel to the A1 following the signs for Boston Spa and Tadcaster. Proceeding down Boston Spa High Street, at the pelican crossing turn left towards Thorp Arch down Bridge Road, over the historic bridge into Thorp Arch, take the first left into Thorp Arch Park and left again follow the road and the property is located on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

Offered to the open market for the first time in over 30 years, this family home enjoys arguably one of the preferred positions within this exclusive development benefiting from excellent south facing gardens and open views over the River Wharfe. Well cared for and much loved by the previous owner the accommodation would now benefit from cosmetic updating and modernising throughout and also offers tremendous potential for further development, subject to necessary planning consents.

The accommodation with UPVC double glazed windows and doors along with gas fired central heating in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via covered UPVC front door with double glazed windows to side. Staircase to first floor with useful understairs cloaks cupboard, single radiator, decorative ceiling cornice, telephone point.

SITTING ROOM

11'9" x 11'5" (3.6m x 3.5m)

With double glazed UPVC window to front elevation, double radiator beneath, decorative ceiling cornice, original serving hatch, T.V. aerial, internal door leading to :-



STUDY

9'2" x 7'10" (2.8m x 2.4m)

With double glazed UPVC window to front, single radiator beneath, decorative ceiling cornice, T.V. aerial.

LOUNGE

20'8" x 11'9" (6.3m x 3.6m)

With double glazed UPVC bay window to front, deep window sill, double radiator beneath, original fireplace with "living flame" effect gas fire, green marble inset and matching hearth with decorative wooden surround, mantle piece, additional double radiator, double glazed sliding patio doors to rear, decorative ceiling cornice. Wall lights.



DOWNSTAIRS W.C.

White low flush w.c., corner wash basin with tiled splashback, double glazed window to rear.

BREAKFAST KITCHEN

11'9" x 8'10" (3.6m x 2.7m)

Fitted with a range of wall and base units, cupboards and drawers, laminate worktops, integrated appliances include Bosch double stacked cooker, four ring induction hob, space and plumbing for dishwasher, inset one and a quarter stainless steel sink unit with mixer tap, tiled splashback, space for breakfast table and chairs, double glazed UPVC window to rear elevation revealing a delightful outlook over shaped lawned gardens and over the River Wharfe towards Boston Spa village. Doorway leading to pantry with double glazed UPVC window to rear.



REAR LOBBY

With UPVC rear door, double glazed window to side, boiler cupboard housing floor standing Ideal Standard gas fired central heating boiler, adjacent store room with gas meter. Internal door leading to double garage.

FIRST FLOOR

BEDROOM ONE

11'9" x 11'5" (3.6m x 3.5m)



With double glazed UPVC window to front elevation, radiator beneath, fitted bedroom furniture to one side comprising wardrobes, store cupboard, dressing table with drawers beneath, decorative ceiling cornice.

BEDROOM TWO

11'9" x 11'5" (3.6m x 3.5m)

With double glazed UPVC window to front elevation, radiator beneath, decorative ceiling cornice.

BEDROOM THREE

11'9" x 8'10" (3.6m x 2.7m)

With double glazed UPVC window to rear elevation, radiator beneath, fitted wardrobes along with vanity wash basin.

BEDROOM FOUR

11'9" x 8'10" (3.6m x 2.7m)

With double glazed UPVC window to rear revealing a splendid outlook over the River Wharfe towards Boston Spa, radiator beneath, built in airing cupboard. Decorative ceiling cornice.

HOUSE SHOWER ROOM

Recently fitted with a modern white suite comprising low flush w.c., vanity wash basin, walk-in shower cubicle with Mira shower bar, attractive wall and floor tiles, chrome ladder effect heated towel rail, double glazed UPVC window to rear.

TO THE OUTSIDE

To the front of the property a generous tarmac drive provides comfortable off-street parking leading to :-

DOUBLE GARAGE

18'4" x 17'0" (5.6m x 5.2m)

With twin manual up and over door, light and power laid on, double glazed UPVC windows to side and rear elevation, overhead boarded loft space.

GARDENS

A well established front garden laid mainly to lawn with deep well-stocked borders boasting a variety of mature shrubs and bushes, boasting an array of colours and affording a good degree of privacy. Steps down lead to a further shaped lawn with fenced perimeter that extends round the side of the property revealing a superb rear lawned garden arranged over two levels along with generous stone flagged patio area suitably placed for outdoor entertaining and enjoying the delightful south facing views on offer. Fenced perimeter, well stocked borders, outside water tap, stone flagged paving extends round the far side of the property coming full-circle to the front garden.