



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

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

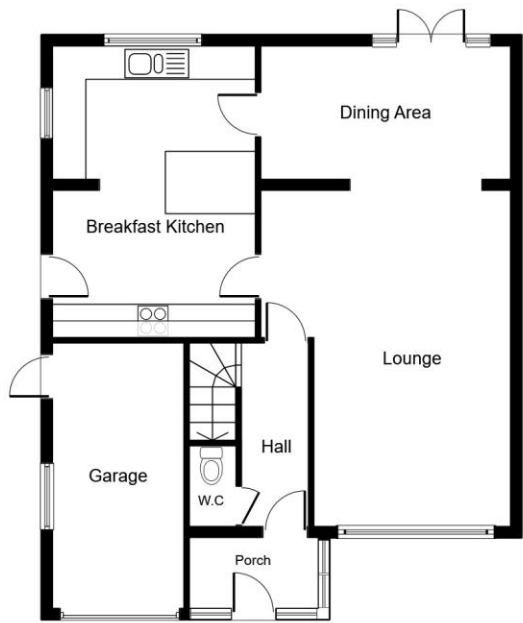
Band E (from internet enquiry).



Wetherby ~ 14 Priory Close, LS22 7TH

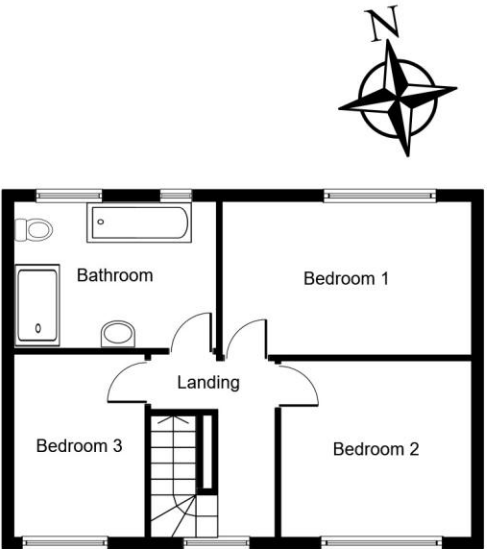
Originally a four bedroom this skilfully reconfigured detached family home boasts three double bedrooms and an exceptionally spacious house bathroom. Along with a generous ground floor rear extension creating a fantastic breakfast kitchen along with separate dining area.

- Three double bedrooms
- Generous house bathroom
- Two reception rooms
- Modern breakfast kitchen
- Off street parking and integral garage
- Gardens to front and rear
- Early viewing advised



Ground Floor

Floor Area 78.7 sq.m. (847 sq.ft.) Approx



First Floor

Floor Area 50.3 sq.m. (541 sq.ft.) Approx

14 Priory Close, Wetherby, LS22 7TH

Total floor area 129.0 sq.m. (1,388 sq.ft.) Approx

NOT TO SCALE For layout guidance only

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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£400,000 OFFERS OVER FOR THE FREEHOLD



2 Recep



3 Beds



1 Bath



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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

Proceeding out of Wetherby along Deighton Road turn right into Ashfield, which in turn leads to Templar Gardens. Take the second left turning into Priory Close and No.14 is situated on the left hand side, identified by a Renton & Parr for sale board.



THE PROPERTY

Having been sympathetically extended and reconfigured this spacious three bedroom family home offers comfortable living accommodation and enjoys a fantastic undercover outdoor entertaining facility with undercover Esse pizza oven. The accommodation benefits from gas fired central heating, double glazed UPVC windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With modern composite front door, double glazed UPVC windows to side, LED ceiling spotlight, engineered oak flooring that flows through into :-

INNER HALLWAY

With returned staircase to first floor, understairs toilet with white low flush w.c., extractor fan, radiator, LED ceiling spotlights.

LOUNGE

20'0" x 14'5" (6.1m x 4.4m) Narrowing 11'5" (3.5m)
A lovely light room with large double glazed UPVC window to front aspect, T.V. aerial, decorative ceiling cornice, LED ceiling spotlights, large wood burning stove surmounted upon dark slate hearth with oak surround, double radiator, engineered oak flooring that flows through a large walkway into :-



DINING ROOM

14'9" x 7'10" (4.5m x 2.4m)
With double glazed UPVC patio doors to rear, ample space for dining table and chairs, decorative ceiling cornice, LED ceiling spotlights, double radiator.



BREAKFAST KITCHEN

17'4" x 11'9" (5.3m x 3.6m)
Open plan breakfast kitchen comprising a range of cream shaker style wall and base units, cupboards and drawers with dark granite worktop, matching up-stand, central island with generous overhang creating breakfast bar, integrated appliances include Neff cooker with four ring gas hob and extractor hood above, space and plumbing for automatic washing machine and tumble dryer along with comfortable space for American style fridge freezer, inset one and a quarter sink unit with mixer tap, dual aspect

with double glazed UPVC window to rear and side elevation, double radiator, wood effect laminate floor covering, single door to side.



FIRST FLOOR

LANDING

With double glazed window to front aspect.

BEDROOM ONE

14'5" x 9'2" (4.4m x 2.8m)



With large double glazed window to rear elevation, radiator beneath, T.V. aerial.

BEDROOM TWO

11'1" x 10'5" (3.4m x 3.2m)
With double glazed window to front elevation, double radiator, T.V. aerial.

HOUSE BATHROOM

12'1" x 8'6" (3.7m x 2.6m)
A most spacious house bathroom comfortably housing a generous bath along with white low flush w.c., walk-in shower cubicle with drying area, vanity wash basin, part tiled walls and floor tiles, two double glazed windows to rear.



BEDROOM THREE

11'1" x 7'10" (3.4m x 2.4m)
With double glazed window to front elevation, double radiator beneath, decorative ceiling cornice.

TO THE OUTSIDE

Block paved driveway to front provides comfortable off-street parking that serves access to:-

INTEGRAL SINGLE GARAGE

16'8" x 8'2" (5.1m x 2.5m)
With manual up and over door, light and power laid on. Window to side along with single side door, wall mounted Worcester Bosch boiler.

GARDENS

A generous front lawned garden with mature bushes to the perimeter. The rear garden is laid mainly to lawn with fenced perimeter, substantial garden shed, hard-standing, undercover barbecue area with pizza oven creating the perfect space for 'al-fresco' dining and outdoor entertaining along with a raised wooden decked area with direct access off the dining room.