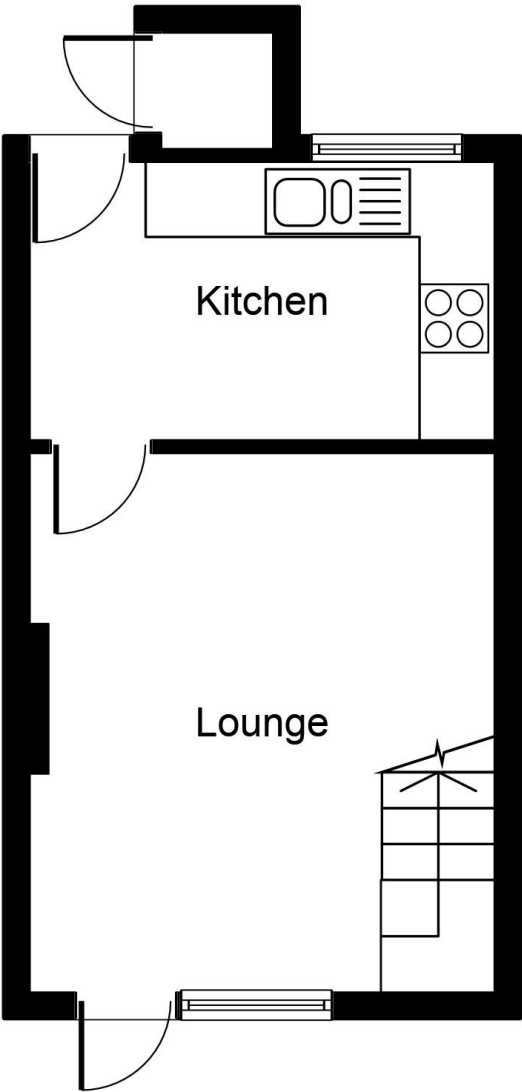
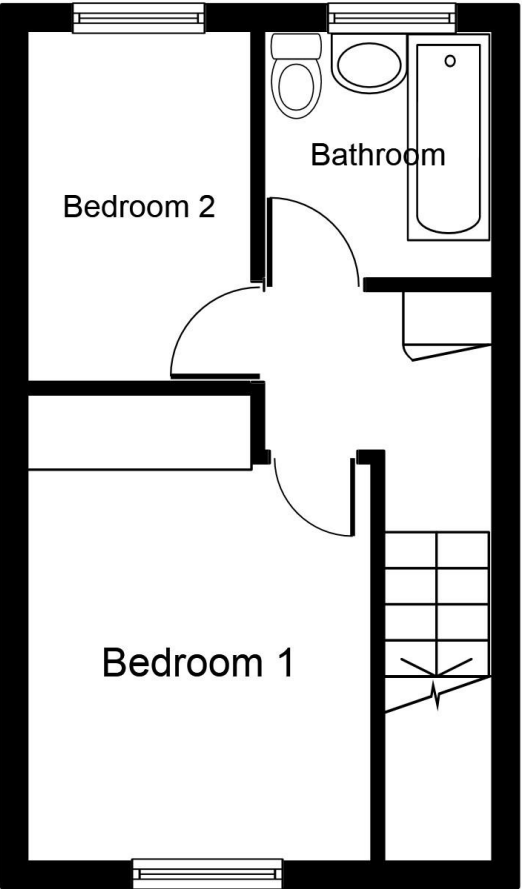


Total floor area 48.0 sq.m. (517 sq.ft.) Approx



Ground Floor



First Floor

41 Kings Meadow Close, Wetherby, LS22 7FU

NOT TO SCALE For layout guidance only



Wetherby ~ 41 Kings Meadow Close, LS22 7FU

Attention investors and first time buyers alike, this modern two bedroom mid-terrace house is available with the benefit of no onward chain, enjoying a quiet cul-de-sac location within this popular residential development on the outskirts of Wetherby.

- Two bedroom modern terrace house
- Kitchen
- separate living room to ground floor
- Low maintenance garden to rear
- Allocated parking for one vehicle
- Ideal investment opportunity

£199,950 PRICE REGION FOR THE FREEHOLD



1 Recep



2 Beds



1 Bath

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.
2. 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 or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. 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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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

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 North Street continue onto Deighton Road passing the NewAldi supermarket on the right hand side. Take the next left into Ainsty Road. Continue along Ainsty Road turning left into Kings Meadow Close, follow the road round to the left and the property is on located on your right hand side identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Available with the benefit of no onward chain this modern mid terrace benefits from gas fired central heating, double glazed UPVC windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

FRONT DOOR

With cover and useful store to side.

KITCHEN

12'1"x 6'6" (3.7m x 2m)
Fitted with a range of wall and base units, cupboards and drawers, laminate worktops, inset stainless steel sink unit with mixer tap, space and plumbing for auto matic washing machine, cooker with four ring gas hob and extractor hood above, tiled splashback, space for fridge freezer. Wood effect laminate floor covering, double glazed UPVC window to front, ceiling spotlight, radiator.



LIVING ROOM

14'1"x 12'1" (4.3m x 3.7m)
With double glazed UPVC window to rear and single door leading out to rear garden. Fireplace with coal effect "living flame" gas fire, double radiator, decorative ceiling cornice, T.V. aerial, returned staircase to first floor with useful understairs store cupboard.

FIRST FLOOR

LANDING AREA

With loft access hatch, airing cupboard.

BEDROOM ONE

9'6"x 8'10" (2.9m x 2.7m)
With double glazed UPVC window to rear, double radiator beneath, double wardrobe with sliding glazed door, decorative ceiling cornice.



BEDROOM TWO

9'2"x 5'10" (2.8m x 1.8m)
With double glazed UPVC window to front, double radiator beneath, decorative ceiling cornice.

HOUSE BATHROOM

A white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, part tiled walls, radiator, wood effect floor covering, double glazed UPVC window to front.

TO THE OUTSIDE

The property enjoys a low maintenance rear garden comprising stone flagged patio area, ideal for outdoor entertaining. Beyond which there is a "crunch-gravel" area with flower borders and wooden fence perimeter. Garden shed. We understand there is an allocated parking space to front for one car.



COUNCIL TAX

Band B (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 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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared April 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		