



SERVICE CHARGE

Service charge obligation for private road and pumping station of £153 per quarter.

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 June 2021

TO THE OUTSIDE

To the front, a double width block paved driveway provides off-street parking for two vehicles with handgate to side leading to rear garden. A parcel of lawn to front with beech hedging.

The rear garden has been carefully landscaped and beautifully finished creating a fantastic low maintenance courtyard, raised borders to one side, fenced perimeter, area for firepit/barbecue creating the perfect space for outdoor entertaining and 'al-fresco' dining. Oil tank at the bottom of the garden.



COUNCIL TAX

Band D (from internet enquiry).

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

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 or representations 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 whatsoever in relation to this property.



Hunsingore ~ 8 Hawthorn Grove, LS22 5FA

A most attractive and unique three bedroom semi-detached property revealing light and spacious accommodation superbly presented both inside and out, located in this highly sought after rural village only a short drive from Wetherby town and 1/2 mile from the A1.

- Attractive three bedroom semi-detached
- Superb open plan kitchen diner
- Master bedroom with en-suite shower
- Excellent low maintenance rear garden
- Immaculately presented and tastefully decorated throughout
- Early viewing advised

£335,000 PRICE REGION FOR THE FREEHOLD

 **1 Recep**
 **3 Beds**
 **1 Bath**
 **1 Ensuite**



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

HUNSGORE

An unspoilt village situated 1/2 mile from the A1 and providing easy access for commuting to Harrogate, Leeds and York. Surrounded by delightful countryside with views over towards York and the Minster. Wetherby is some 3 miles to the south, where more comprehensive facilities are available. There is a rail link at nearby Cattal railway station which is only 1.4 miles away linking Harrogate and York.

DIRECTIONS

Leaving Wetherby, heading North along the A168 head straight over the mini roundabout passing the Bridge Hotel and Spa at Walshford on your left. Continue over the motorway and straight over the mini roundabout, proceed onto Moor lane heading to Hunsingore Village. On entering the village turn right onto the new development, identified by a Renton & Parr For Sale sign. The property is located on Hawthorn grown on your right hand side.



THE PROPERTY

A beautifully presented, modern semi-detached home constructed in recent years by well renowned builder Loxley Homes, the accommodation benefits from double glazed wooden framed windows and doors, LED lighting along with oil fired central heating and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via hardwood front door with glazed panels, returned staircase to first floor with useful understairs storage cupboard, radiator in cabinet, LED ceiling spotlight, attractive wood effect luxury vinyl floor tile.

DOWNSTAIRS W.C.

An attractive white suite comprising low flush w.c., wash hand basin with mosaic tiled splashback, tiled floor covering, LED ceiling spotlight, extractor fan. Chrome

ladder effect heated towel rail.

LOUNGE

18'0" x 9'10" (5.5m x 3m)

A lovely light room with double glazed wooden frame windows to front and matching double patio doors to rear, T.V. aerial, LED ceiling spotlights.



KITCHEN/DINER

18'0" x 15'5" (5.5m x 4.7m) Narrowing to 11'9" (3.6m)

A superb kitchen comprising an attractive range of Shaker style wall and base units, cupboards and drawers, marble effect laminate work top with matching up-stand, inset one and a quarter stainless steel Franke sink unit and mixer tap. Integrated appliances include dishwasher, Bosch cooker with four ring induction hob and extractor hood above, fridge and freezer, automatic washing machine, eye level unit housing oil fired central heating boiler, double glazed window to front elevation, attractive luxury vinyl tile wood effect floor covering.



Dining area with ample space for dining table and chairs, double patio doors to rear.

FIRST FLOOR

LANDING AREA

A generous landing with two double glazed windows to front elevation, radiator in cabinet, LED ceiling spotlight, loft access hatch, airing cupboard housing pressurised water cylinder.

BEDROOM ONE

11'1" x 9'10" (3.4m x 3m)

With double glazed wooden frame window to front elevation revealing a delightful view over adjoining countryside towards the church in the centre of the village, radiator in cabinet beneath, T.V. aerial, LED ceiling spotlight, feature panelled wall.



EN-SUITE SHOWER

A modern white suite comprising low flush w.c., half pedestal wash basin, walk in shower cubicle with tiled walls and floor tiles, chrome ladder effect heated towel rail, medicine cabinet with mirrored door, double glazed wooden frame window to rear, extractor fan, LED ceiling spotlights.

BEDROOM TWO

10'5" x 8'10" (3.2m x 2.7m)

With double glazed wooden frame window to rear, radiator beneath, built in double wardrobe with mirrored door.



HOUSE BATHROOM

A contemporary white suite comprising white low flush w.c., pedestal wash basin, panelled bath with shower above and shower screen, part tiled walls, attractive floor tiles, wall mounted medicine cabinet with three mirrored doors, chrome ladder effect heated towel rail, double glazed wooden frame window to rear, ceiling spotlights, extractor fan.



BEDROOM THREE

11'9" x 6'10" (3.6m x 2.1m)

With double glazed wooden frame window to front elevation, radiator beneath, built in double wardrobe with mirrored doors, feature panelled wall. LED ceiling spotlights, T.V. aerial.