

access down either side of the property via a paved path through handgate or across gravel to south facing rear garden.

GARDENS

An attractive south facing rear garden of generous proportions with shaped stone paved patio area, ideal for outdoor entertaining and 'al-fresco' dining. The garden is set predominantly to lawn bordered with stone wall, timber fencing and established shrubs and bushes.



DETACHED GARAGE

32'0" x 10'3" (9.76m x 3.14m) widening to 13'6" (4.14m) A generous sized garage and workshop area with electric roller door to front, electric heating to workshop area, light and power laid on, fitted shelving and work surfaces, one and a half bowl stainless steel sink with mixer tap and low flush w.c., to corner, side door leading onto garden.

COUNCIL TAX

Band E (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 July 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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 :-

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 whatsoever in relation to this property.



Wetherby ~ The Bungalow, 1 North Grove Drive, LS22 7QA

A rare opportunity to acquire a substantial three bedroom detached bungalow with bright and airy open plan living accommodation opening onto a delightful south facing rear garden. Highly sought-after residential location within short walking distance of Wetherby town centre.

- An extended and re-modelled three bedroom detached bungalow
- Spectacular open plan living accommodation
- Generous sized south facing rear garden
- Off-road parking and substantial detached garage
- Early viewing strongly recommended



1 Recep 3 Beds 2 Bath 1 En-suite

£525,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

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

From Wetherby town centre proceeding north along Deighton Road turn left onto Ainsty Road, take the left turn onto North Grove Avenue and the first right onto North Grove Drive where the property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

A fantastic opportunity to acquire this extended and re-modelled detached bungalow providing an excellent open plan living dining kitchen area with large patio doors opening to delightful south facing garden, ideal for entertaining, having undergone a programme of modernisation with refitted kitchen and bathroom, the generous living accommodation with gas fired central heating and double glazed windows and doors throughout in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Through a composite double glazed front door to open central hallway with 'quick-step' laminate flooring combining hallway through to open plan kitchen diner beyond, double radiator to side, loft access hatch.

BEDROOM ONE

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

With double glazed window to front, double radiator beneath, open archway to :-



EN-SUITE SHOWER ROOM

A modern white suite comprising low flush w.c., wash basin with mixer tap and shower cubicle, part tiled walls, vinyl floor, double glazed window to side, chrome heated towel rail, extractor fan, shaver socket.

BEDROOM TWO

11'3" x 9'6" (3.45m x 2.9m) plus bay window

Double glazed bay fronted window to front with radiator beneath and pendant ceiling light.



BEDROOM THREE

11'3" x 9'10" (3.44m x 3m)

With double glazed window to side, double radiator beneath, pendant lighting.

HOUSE BATHROOM

11'6" x 5'11" (3.51m x 1.81m)

An attractive modern white four piece suite comprising panelled bath, low flush w.c., pedestal wash basin and large shaped step in shower cubicle, part tiled walls and tiled

floor, double glazed window, heated towel rail, recess ceiling spotlight, shaver socket and extractor fan.



LIVING KITCHEN / DINING ROOM

29'3" x 18'4" (8.94m x 5.6m)

LIVING ROOM

18'4" x 11'5" (5.6m x 3.5m)

overall A light and bright open plan family living dining kitchen area comprising :-



KITCHEN AREA

14'5" x 12'5" (4.4m x 3.8m)

The kitchen comprises a modern range of wall and base units including cupboards and drawers, work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated appliance include under counter fridge and freezer, dishwasher and double oven, gas fired five ring hob with extractor hood above, pelmet lighting, under wall units. Two double radiators plus further electric fan heater, additional cupboard storage to side.



DINING AREA

17'8" x 14'11" (5.4m x 4.57m)

Double glazed UPVC window and patio doors stretching the full length provides a light and bright airy living space, 'quick-step' flooring throughout, recess ceiling lighting throughout and pendant over the dining area.



UTILITY

8'0" x 4'5" (2.46m x 1.37m)

With double glazed window to side, radiator beneath, work surface and space and plumbing for automatic washing machine, additional free-standing fridge, recess ceiling lighting, double glazed door onto rear garden.

GUEST W.C.

Fitted with low flush w.c., hand basin with mixer tap, single radiator, double glazed window to rear housing wall mounted Worcester gas fired central heating boiler, recess ceiling lighting.

TO THE OUTSIDE

The property benefits from two block paved driveways providing ample off-street parking for several vehicles framed with low stone wall to the front with attractive stone pillars. The front garden is set mainly to lawn with