

INTEGRAL SINGLE GARAGE

16' 8" x 8' 5" (5.1m x 2.59m) widening to 12' 9" (3.89m)
With manual up and over door, light and power laid on.
Water tap Access hatch leading to extensive 'undercroft'
storage spanning the entire length of the building. Floor
mounted Ideal gas fired central heating boiler.

GARDENS

Private and enclosed garden to front set mainly to lawn
with attractive and established borders of herbaceous
shrubs and bushes and timber fence. Side garden
stretching the length of the property, again set mainly to
lawn bordered with low level shrubs. The rear garden with
well maintained and established borders, a lawned section
and attractive stone paved patio area providing a quiet
oasis for outdoor entertaining and 'al-fresco' dining.



COUNCIL TAX

Band D (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		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Wetherby ~ 6 Coxwold Hill, LS22 7PX

Enjoying an elevated and unique corner
position on this popular residential
development with far reaching views to the
rear towards the Hambleton Hills in the
distance. This generous size three bedroom
semi-detached home offers flexible and
versatile family living accommodation
including converted loft space and
enclosed gardens to three sides.

- Three bedroom semi-detached property with converted loft space
- Off-road parking and integral garage
- Corner plot with enclosed gardens to three sides
- Elevated position with far reaching aspect towards the Hambleton Hills in the distance



2 Recep



3 Beds



Shower Room

£349,950 OFFERS OVER FOR THE FREEHOLD

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

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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 heading north along Deighton Road turn left onto Ainsty Road and first left onto North Grove Avenue. Bearing right and continue onto Coxwold Hill, as you climb the slope the property is identified on the left hand side with a Renton & Parr for sale board at the corner of Coxwold Hill and Coxwold View.



THE PROPERTY

A well proportioned and generous size three bedroom semi-detached family home providing flexible and versatile living accommodation arranged over three floors including useful loft conversion currently used as office space.

The accommodation which benefits from gas fired central heating and double glazed UPVC windows throughout in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

Through attractive arched double glazed UPVC front door with window to side leading to :-

ENTRANCE HALLWAY

Through double glazed UPVC inner door with two windows to side with single radiator, storage cupboards, under stair meter cupboard with electric meter and consumer unit, further gas meter cupboard downstairs, wood effect laminate flooring through hallway, kitchen and downstairs w.c., Stairs leading to first floor.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., corner hand basin, single radiator, double glazed window to side.

KITCHEN

13'2" x 8'4" (4.03m x 2.55m) overall
An attractive kitchen fitted with a range of wall and base units including cupboards and drawers, work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, double glazed window to side and rear, electric double oven with four ring gas hob and extractor hood above, space for large American style fridge freezer, space and plumbing for automatic dishwasher, useful pantry cupboard, wood effect laminate flooring, door leading to :-



SIDE PORCH

With double glazed door to side, double glazed window, useful utility cupboard with power laid on, space and plumbing for automatic washing machine and tumble dryer.

LIVING ROOM

17'0" x 11'7" (5.19m x 3.54m) plus bay window recess



A light and bright living room with UPVC double glazed bay window to front, electric wall mounted gas fire,

radiator, storage shelving for books or DVD's and pendant lighting. Double doors leading to :-

DINING ROOM

10'4" x 8'6" (3.16m x 2.6m)

A bright and airy dining room with UPVC French doors onto raised Yorkshire stone terraced area with steps leading down to garden. Single radiator, sealed serving hatch to kitchen, bamboo laminate wood flooring.



FIRST FLOOR

LANDING

With double glazed window to side, airing cupboard housing insulated water tank, linen store above.

BEDROOM ONE

12'8" x 8'8" (3.87m x 2.66m) plus bay window recess and plus fitted wardrobe

An attractive principal bedroom with double glazed bay window to front, radiator beneath, sliding panel. Fitted wardrobe to the entirety of one wall.



BEDROOM TWO

10'11" x 9'8" (3.34m x 2.97m)

With double glazed window to rear, radiator beneath, wood effect laminate flooring.



BEDROOM THREE

8'0" x 7'11" (2.44m x 2.42m)

With double glazed window, single radiator.

SHOWER ROOM

7'9" x 6'1" (2.37m x 1.86m)

An attractive four piece white suite comprising low flush w.c., pedestal wash basin, low mounted bidet and walk-in shower cubicle, tiled walls and floor, chrome heated towel rail, UPVC double glazed window, extractor fan, recess ceiling lighting.



CONVERTED LOFT SPACE

11'1" x 11'8" (3.39m x 3.58m)

Enclosed stairs from the landing lead to useful converted loft room currently used as office space. Access hatch to further eaves storage, double glazed Velux window affording far reaching views to the rear over Wetherby town and out towards the Hambleton Hills.

TO THE OUTSIDE

Through an iron gate a footpath leads to front door, side door and stepped path leads down to the rear driveway and garage. Vehicular access from Coxwold Hill leads to paved sweeping driveway and :-