



Ground Floor

16 Oakwood Road, Wetherby, LS22 7QY

Total floor area 53.9 sq.m. (581 sq.ft.) Approx

NOT TO SCALE For layout guidance only



**MISREPRESENTATION ACT**

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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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**Wetherby ~ 16 Oakwood Road, LS22 7QY**

An attractive two-bedroom semi-detached bungalow occupying a choice elevated position up on this popular residential development conveniently placed within walking distance of Wetherby town centre and local shopping parade.

- Generous sized living room
- Breakfast kitchen
- Two double bedrooms and shower room
- Off-road parking and single garage
- Private rear garden with patio

**£270,000** PRICE REGION FOR THE FREEHOLD



**1 Recep**



**2 Beds**



**Shower room**



CHARTERED SURVEYORS  
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01937 582731  
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## 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 North from Wetherby along Deighton road passing the Aldi store on your right. Take the next left onto Ainsty Road. The second main turning into Barleyfields Road and the second right into Oakwood Road. The property is then situated on the right hand side identified by a Renton & Parr for sale board.

## THE PROPERTY

A fantastic opportunity to acquire a two bedroom semi-detached bungalow with elevated position and conveniently located for access to Wetherby town centre. Benefiting from gas fired central heating, double glazed windows throughout, refitted driveway and attractive patio area to rear, the accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### BREAKFAST KITCHEN

15'2" x 8'10" (4.63m x 2.71m)  
Fitted with a modern Shaker style kitchen comprising a range of wall and base units including cupboards and drawers, work surfaces, tiled splashback, stainless steel sink unit with drainer and mixer tap, integrated appliances including double oven, Indesit four ring electric hob with extractor hood above, space and plumbing for automatic washing machine and tumble dryer, free-standing slim-line dishwasher, double glazed window to front, double glazed window to side, double glazed entrance door, single radiator, tiled floors, recess ceiling lighting.



## LIVING ROOM

18'3" x 10'10" (5.58m x 3.31m)  
A generous sized living room with large double glazed picture window to front, radiator beneath, coal effect gas fire with hearth and mantle piece, recess ceiling lighting.



## BEDROOM ONE

11'2" x 10'10" (3.42m x 3.31m)  
A light and bright principal bedroom with double glazed window to rear overlooking garden and elevated aspect beyond, single radiator.



## BEDROOM TWO

8'11" x 7'8" (2.73m x 2.34m)  
With double glazed window to rear and radiator beneath.

## SHOWER ROOM

6'2" x 5'4" (1.9m x 1.63m)  
A modern shower room comprising low flush w.c., pedestal wash basin, shower cubicle with electric shower, tiled walls and wood effect laminate flooring, double glazed window, chrome heated towel rail.



## TO THE OUTSIDE

A refitted stone paved driveway provides off-street parking for several vehicles, the driveway extends to the side of the property allowing access to :-

## SINGLE GARAGE

18'1" x 8'10" (5.52m x 2.7m)  
With manual up and over door, light and power laid on. Separate side door.

## GARDENS

The front garden is set mainly to lawn behind laurel hedge. The rear garden set predominantly to lawn with two useful garden sheds, attractive raised patio area providing an ideal space for outdoor entertaining and 'al-fresco' dining.



## COUNCIL TAX

Band C (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		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		