



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 September 2021

COUNCIL TAX

Band E (from internet enquiry).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | A |
| 81-91 | B | B41 | A |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



4 St Andrews Walk, Newton Kyme, LS24 9FA

Total floor area 141.7 sq.m. (1,525 sq.ft.) Approx

NOT TO SCALE For layout guidance only

Including garage

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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Newton Kyme ~ 4 St. Andrews Walk, LS24 9FA

This modern town house reveals spacious accommodation arranged over three floors and is available with the benefit of no onward chain. Located in the popular Taylor Wimpey development in Newton Kyme with ease of access to both Boston Spa and Tadcaster schools and an excellent range of amenities.

- Three/Four bedroom town house
- Master bedroom having en-suite shower facility
- First floor sitting room with balcony
- Modern kitchen diner with AEG appliances
- Ground floor shower room and utility
- Driveway parking, integral garage

£350,000 OFFERS OVER FOR THE FREEHOLD

2 Recep 4 Beds 1 Bath 1 En-suite



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ESTATE AGENTS
VALUERS

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NEWTON KYME

Is situated between Boston Spa and Tadcaster some 4 miles from the A1, 13 miles to both York and Harrogate, 14 miles to Leeds. Readily accessible to major Yorkshire centres. Newton Kyme is an unspoilt rural village adjacent to the River Wharfe and must be one of the few villages which must still be classed as a hamlet. Steeped in history and originally a Roman fort the village is mentioned in the Domesday Book as Newton with the Kyme being added in the 13th century. Surrounded by parkland and open countryside, which is a feature of this once, estate village.

DIRECTIONS

Proceeding from Boston Spa towards Tadcaster after approximately 1 mile St Andrews Place, Newton Kyme is readily identified on the left hand side. On entering the development continue as the road leads right and then left onto St. Andrews Walk where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

Nestled in the heart of this popular development built by Taylor Wimpey. This three/four bedroom town house is offered to the open market with the benefit of no onward chain and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via modern composite front door with obscure window to side, airing cupboard with pressurised cylinder, single radiator.

SHOWER ROOM

With modern white suite comprising low flush w.c., half pedestal wash basin, walk in shower cubicle with tiled walls, matching floor tiles, chrome ladder effect heated towel rail, extractor fan, double shaver socket.

UTILITY

11'5" x 6'2" (3.5m x 1.9m)
With fitted laminate worktop, inset stainless steel sink unit with mixer tap, space and plumbing beneath for automatic washing machine and tumble dryer. Attractive travertine tiled floor covering, single composite door with glazed panel to rear, radiator, extractor fan, useful cloaks cupboard with wall mounted Valliant gas boiler.

BEDROOM FOUR

10'9" x 9'10" (3.3m x 3m)
With double patio doors to rear, single radiator, telephone point.



FIRST FLOOR

LANDING

With single radiator, useful store cupboard.

W.C. Attractive white suite comprising low flush w.c., corner wash hand basin with tiled splashback, travertine floor tiles, single radiator, extractor fan.

LIVING ROOM

16'4" x 11'9" (5m x 3.6m)
A lovely light room with double glazed UPVC window to front along with double patio doors leading out to balcony, double radiator, T.V. aerial.



BREAKFAST KITCHEN

16'4" x 10'9" (5m x 3.3m)
A modern fitted kitchen comprising a range of wall and base units, cupboards and drawers, laminate block worktops with matching up-stand, inset one and a quarter stainless steel sink unit, integrated appliances include AEG dishwasher, four ring gas hob with extractor hood above, double cooker along with fridge and freezer. Attractive polished travertine floor tiles flow into adjacent dining area with ample space for dining table and chairs, double radiator with Juliette balcony and glazed doors to rear.



SECOND FLOOR

LANDING AREA

With loft access hatch, single radiator.

MASTER BEDROOM

10'9" x 10'2" (3.3m x 3.1m)
With double glazed UPVC window to rear, radiator beneath, television aerial, internal door leading to :-

EN-SUITE SHOWER ROOM

A modern white suite comprising low flush w.c., half pedestal wash basin, walk in shower cubicle with floor to ceiling wall tiles, chrome ladder effect heated towel rail, wood effect laminate floor covering, extractor fan, double shaver socket, double glazed window to rear.



BEDROOM TWO

11'9" x 8'10" (3.6m x 2.7m)
With double glazed UPVC window to front elevation, radiator beneath, television aerial.



BEDROOM THREE

12'5" x 7'6" (3.8m x 2.3m)
With double glazed UPVC window to front elevation, radiator beneath.

TOTHE OUTSIDE

A block paved driveway to front provides comfortable parking for two vehicles that serves access to :-

INTEGRAL SINGLE GARAGE

19'8" x 8'10" (6m x 2.7m)
With manual up and over door, light and power laid on.

GARDENS

A neat parcel of lawn to the rear with fenced perimeter and handgate, patio with direct access off the back of the study.