

training facilities of Leeds United Football Club immediately adjacent. There is a side entrance gate, outside water tap and lighting.

COUNCIL TAX

Band D (from internet enquiry).

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

Details prepared October 2021



28 Walton Chase, Thorp Arch, Wetherby, LS23 7RA NOT TO SCALE For layout guidance only
Total floor area 104.42 sq.m. (1124 sq.ft.) Approx (Including Garage/Utility)



Thorp Arch ~ 28 Walton Chase, LS23 7RA

Offered on the open market for the first time in 23 years. An attractive two/three bedroom modern detached house enjoying a favourable cul-de-sac location with generous size landscaped gardens to rear overlooking Leeds United Football Training Ground. No upward chain.

- Lounge, dining room and conservatory extension to rear
- Fitted kitchen and downstairs cloakroom and w.c.
- Bedroom one with en-suite shower room and dressing room/bedroom three
- Double bedroom two and bathroom
- Attached garage and utility to rear with carport



2 Recep



3 Beds



1 Bath

£350,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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CHARTERED SURVEYORS
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WALTON CHASE

Walton Chase is to be found between the two villages of Walton and Thorp Arch. Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

DIRECTIONS

Leaving Wetherby along Walton Road proceeding as far as Walton Village, turn right into Walton Lane and second right into Walton Chase. Proceed to the head of the cul-de-sac where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

A well maintained two/three bedroom detached house benefiting from gas fired central heating and double glazed windows. Extended to the rear overlooking low maintenance gardens of generous proportions and outlook beyond over the meticulously maintained training grounds of Leeds United Football Club. The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

Entrance door, fitted cupboard, radiator in cabinet, double glazed side window, staircase to first floor, ceiling cornice.

LOUNGE

15'5" x 12' (4.7m x 3.66m)
Double glazed window to front, fireplace with coal effect gas fire, ceiling cornice, two radiators. Open archway to :-



DINING ROOM

12'1" x 7'6" (3.68m x 2.29m)
Radiator, ceiling cornice, double doors to :-

CONSERVATORY

12' x 8'7" (3.66m x 2.62m)
UPVC double glazed windows to three sides, patio doors to side, radiator, oak flooring.



KITCHEN

8'9" x 7'2" (2.67m x 2.18m)
Oak fronted wall and base units including cupboards and drawers, worktops, stainless steel sink unit with mixer taps, Zanussi oven and microwave, four ring gas hob and hood above, plumbed for dishwasher, space for fridge, double glazed window, cupboard housing gas fired central heating boiler.



SIDE HALLWAY

With radiator and side entrance door.

CLOAKROOM

Low flush w.c., wash hand basin, radiator, oak floor.

FIRST FLOOR

LANDING

Access to loft, part boarded with light laid on and power, ceiling cornice, double glazed window, airing cupboard with insulated tank.

BEDROOM ONE

13'11" x 8'11" (4.24m x 2.72m) overall
Double glazed window to rear having delightful aspect over landscaped gardens and the immaculately maintained training ground of Leeds United Football Club. Radiator in cabinet, ceiling cornice, built in wardrobe.



EN-SUITE SHOWER ROOM

Half tiled walls and white suite comprising shower cubicle, low flush w.c., pedestal wash basin, heated towel rail, ceiling cornice, double glazed window.

BEDROOM THREE/DRESSING ROOM

9'5" x 5'9" (2.87m x 1.75m)
Having open doorway to bedroom one and fitted with range of wardrobes to one wall, radiator, double glazed window overlooking rear garden and football ground, ceiling cornice.

BEDROOM TWO

10' x 9' (3.05m x 2.74m)
Double glazed window to front, built in wardrobe, radiator.



BATHROOM

Part tiled walls and coloured suite comprising panelled bath, low flush w.c., vanity wash hand basin, cupboards under, heated towel rail, ceiling cornice, oriel style double glazed window.



TO THE OUTSIDE

A private driveway and carport in turn giving access to :-

GARAGE

13'10" x 8'2" (4.22m x 2.49m)
With electric up and over door, partly boarded loft space, light and power laid on.

UTILITY ROOM

7'8" x 8'4" (2.34m x 2.54m) (to rear of garage) Having plumbing for automatic washing machine, range of wall and base cupboards, sink unit, hot and cold water tap, double glazed window and side door.

GARDENS



Artificial lawn to front. Delightful landscape rear garden with artificial lawn, patio area's and brick feature wall, suitably positioned to take full advantage of the excellent