

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.

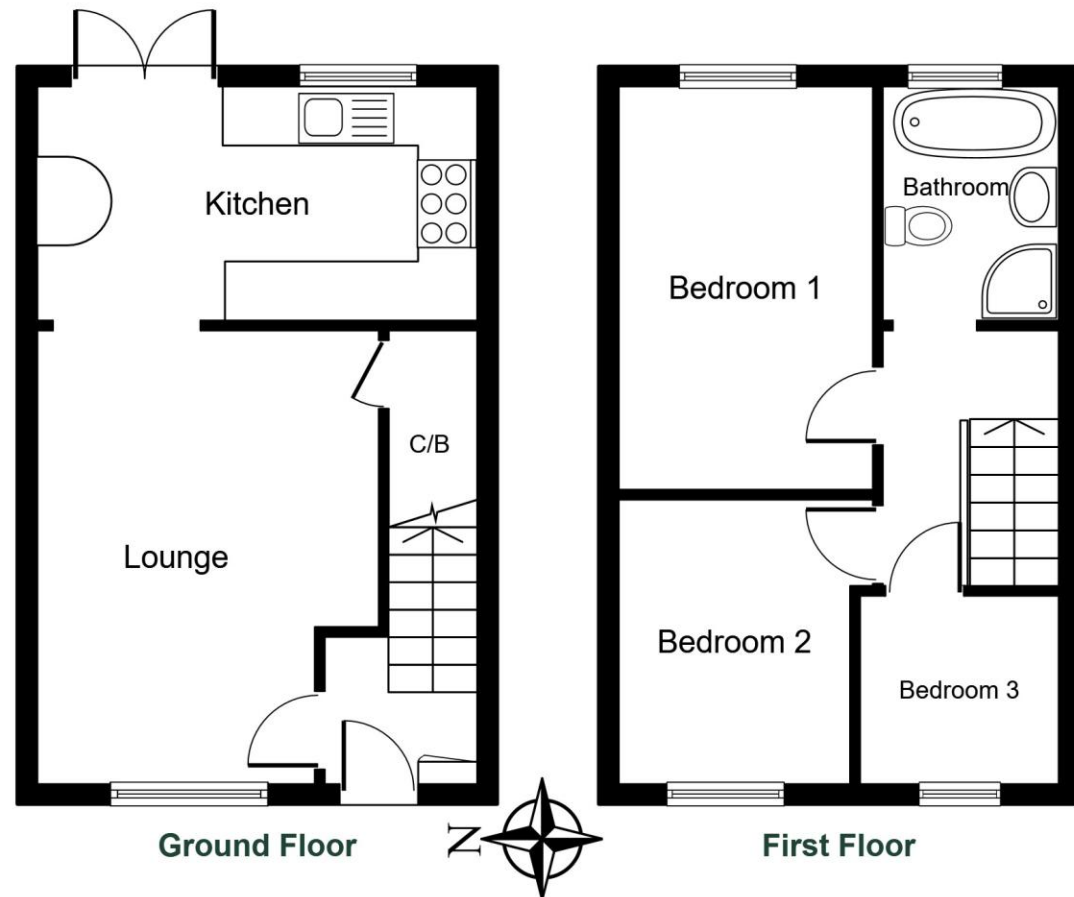
**VIEWING**

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

Details prepared November 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Total floor area 63.1 sq.m. (680 sq.ft.) Approx



6 Barleyfields Close, Wetherby, LS22 7FP

NOT TO SCALE For layout guidance only



**Wetherby ~ 6 Barleyfields Close, LS22 7FP**

An excellently presented three bedroom semi-detached family home having been modernised and tastefully decorated throughout occupying a quiet cul-de-sac location within walking distance of Wetherby town centre.

- Three bedroom semi-detached house
- Refitted breakfast kitchen and house bathroom
- Off-road parking and single garage
- Well presented and tastefully decorated throughout
- Patio area to front, timber decking to rear garden

**£265,000** PRICE REGION FOR THE FREEHOLD



**1 Recep**



**3 Beds**



**1 Bath**

**MISREPRESENTATION ACT**

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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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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

Travelling north along Deighton Road turn left onto Ainsty Road, then left again onto Barleyfields Road, take the second left into Barley fields Close where the property is identified with a Renton & Parr for sale board.

## THE PROPERTY

An extremely well-presented and tastefully decorated three bedroom semi-detached family home with modern family bathroom, refitted breakfast kitchen and recently laid attractive front patio. The accommodation with gas fired central heating and UPVC double glazed windows along with brand new composite front door in further detail giving approximate room sizes comprises :-

## ENTRANCE HALLWAY

Entering through replacement composite front door into entrance hallway with meter cupboard to side, double radiator, staircase leading to first floor.

## LIVING ROOM

15'1" x 11'4" (4.6m x 3.46m)  
An attractive light and bright living room with double glazed window to front with electronic roman blind, replacement radiator beneath, three wall lights, useful storage cupboard understairs currently used as laundry cupboard, plumbed for automatic washing machine and tumble dryer, , three wall lights.



Open archway leading to :-

## BREAKFAST KITCHEN

14'7" x 7'8" (4.45m x 2.36m)  
An attractive refitted kitchen comprising a range of wall and base units including cupboards and drawers, solid Quartz work surfaces and up-stands with tiled splashback, space for large oven with extractor hood above, inset stainless steel sink unit with mixer tap, slim-line under counter dishwasher, space for American style fridge freezer, island style breakfast bar with the same solid Quartz tops and up-stands. Space for bar stool seating, double glazed window to rear and double glazed UPVC patio doors, electronic blind, two LED light fittings, vertical radiator and attractive tiled flooring.



## FIRST FLOOR

## LANDING

With loft access hatch and pendant lighting.

## BEDROOM ONE

13'4" x 8'5" (4.07m x 2.57m)  
With double glazed window to rear, radiator beneath, ceiling lighting.



## BEDROOM TWO

9'8" x 7'10" (2.97m x 2.41m)  
With double glazed window to front, modern radiator beneath, recess ceiling lighting.



## BEDROOM THREE

6'5" x 6'5" (1.98m x 1.97m)  
With double glazed window, in built single bed frame with cupboard storage beneath, chrome curved radiator.



## HOUSE BATHROOM

7'6" x 5'9" (2.30m x 1.77m)  
A re-fitted bathroom comprising a modern white suite, shaped free-standing bath, low flush w.c., vanity wash basin with cupboard storage beneath, corner shower cubicle with "drencher" shower head, tiled walls and tiled floor, vertically hung chrome radiator, double glazed window, recess ceiling lighting and extractor fan.



## TO THE OUTSIDE

Accessed via private road off Barley fields Close, the property benefits from off road parking and access to :-

## SINGLE GARAGE

16'8" x 7'8" (5.1m x 2.34m)  
With manual up and over door.

## GARDENS

The front of the property has been fitted with an attractive 'Mediterranean style' courtyard with replacement stone paving, timber trellis fencing with handgate and attractive decorative palm trees. The paving extends round the side of the property to rear garden, neatly bordered with timber fencing, half set to lawn, half set to timber decking area making an ideal space for outdoor barbeque, entertaining and 'al-fresco' dining.



## 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