



BEDROOM FOUR

14ft2in x 10ft10in (4.32m x 3.30m) overall
With fitted shelving to recess, double glazed dormer window to rear, radiator, additional electric radiator.

HOUSE BATHROOM TWO

10ft9in x 8ft0in (3.28m x 2.44m) overall
With white suite comprising panelled bath, low flush w.c., vanity wash basin in tiled recess with cupboards under and above, further built in cupboards, recess ceiling lighting, double glazed window, heated towel rail.

TO THE OUTSIDE

Attractive forecourt with low stone wall and wrought iron railings, handgate. The rear garden has been landscaped with attractive stone patio to the immediate area behind the kitchen and steps leading down into lawn with well stocked borders, providing variety and colour, further shaped patio area, garden shed, fruit trees.



N.B. Whilst each of the gardens are enclosed there is access across the rear for the benefit of adjoining owners only. On street permit parking.

COUNCIL TAX

Band E (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

Details prepared November 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 4 Caxton Street, LS22 6RU

A superbly presented and spacious four-bedroom Victorian terrace house arranged over three floors retaining its original charm and character. Conveniently positioned within minutes walking distance of the town centre, close to Crossley Street (Ofsted Outstanding) primary school, together with other excellent local primary schools, shopping parade and cinema.

- Tastefully decorated and beautifully presented family home
- Approx 2000 sq ft of living accommodation
- Four bedroom, two bathrooms
- Original period features retained
- Lounge with bay to front
- Open plan dining kitchen and sitting room with underfloor heating



2 Recep



4 Beds



2 Baths

£465,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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WETHERBY

Wetherby is a West Yorkshire Market Town located on the banks of the River Wharfe and lies almost equidistant to 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 and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

From the town centre proceeding along Westgate take the first right turning to Caxton Street, and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

An excellent opportunity to purchase this conveniently located Victorian terrace house of spacious proportions beautifully presented throughout. Extended to the rear with underfloor heating to fitted kitchen, dining area and sitting room, four double bedrooms. The accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With panelled entrance door and window, wooden floor, staircase to first floor with spindled balustrade and newel, traditional style radiator, ceiling cornice.

CLOAKROOM

Low flush w.c., wash basin, tiled floor.

LOUNGE

17'7" x 11'8" (5.36m x 3.56m) overall



Including deep walk-in bay window to front, two traditional style radiators, attractive dressed stone fire surround with wood burning stove, ceiling cornice, picture

rail, two recess ceiling lights, exposed wooden floor, built in cupboard to recess with housing for T.V., video etc.

OPEN PLAN KITCHEN/DINING AREA

18'10" x 14'2" (5.74m x 4.32m) overall
With living room (off)

KITCHEN AREA

10'7" x 14'1" (3.24m x 4.3m)
With modern range of contemporary white wall and base units including cupboards and drawers, granite work surfaces, Franke stainless steel sink unit with mixer taps, built in appliances including dishwasher, automatic washing machine, range to recess with five ring gas hob with stainless steel surround and extractor built in. Central Island breakfast bar with granite worktops, cupboards and drawers under, recessed ceiling lighting, half glazed door to rear patio and garden.



DINING AREA

With attractive wood effect floor covering and recessed lighting, leading through to :-



LIVING AREA

13'9" x 7'6" (4.2m x 2.3m)

Double glazed sash window to rear and patio doors to side, six velux double glazed windows for additional natural lighting, underfloor heating to the whole of the above area.



STEPS DOWN FROM THE HALLWAY TO:-

USEFUL CELLAR AREA

17ft3in x 11ft10in (5.26m x 3.61m)

With electric and gas meters, light and power. Further UTILITY AREA with plumbing for automatic washing machine, insulated tank.

FIRST FLOOR

LANDING

Double glazed sash window to front, traditional style radiator, ceiling cornice.

BEDROOM ONE

14ft3in x 11ft8in (4.34m x 3.56m) overall

Including fitted double wardrobe to recess with cupboard above, double glazed sash windows to front, picture rail, radiator.



BEDROOM TWO

14ft3in x 10ft7in (4.34m x 3.23m)

Double glazed sash window to rear, radiator.



LUXURY BATHROOM

10ft7in x 7ft10in (3.23m x 2.39m) overall

With modern stylish white suite comprising roll edged bath on chrome frame, low flush w.c., shower cubicle, half pedestal wash basin with tiled splashback, heated towel rail, underfloor heating from the heated towel rail, double glazed sash window, tiled floor, built in cupboards to recess, ceiling lighting.



SECOND FLOOR

LANDING

Traditional spindled balustrade, velux window to front, providing natural light, loft access.

BEDROOM THREE

14ft4in x 10ft4in (4.37m x 3.15m) overall

Plus recess with shelving, built in cupboards, double glazed dormer window to front with slightly restricted head room, radiator.