

COUNCIL TAX

Band F (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.

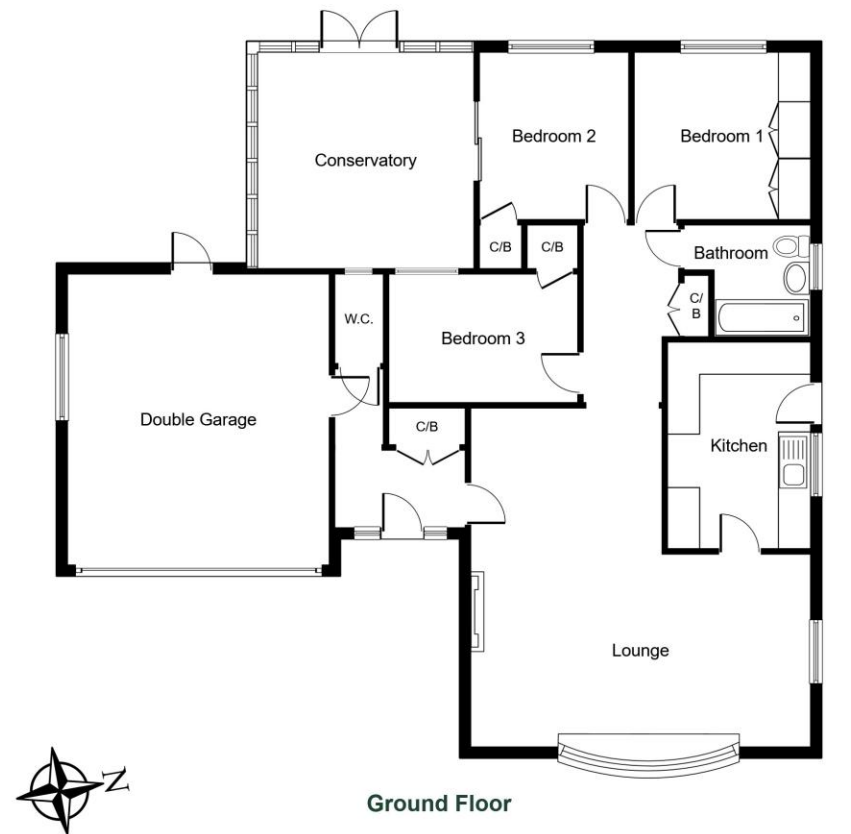
VIEWING

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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area 139.0 sq.m. (1,496 sq.ft.) Approx (Including Garage)



24 Wentworth Gate, Wetherby, LS22 6XD

NOT TO SCALE For layout guidance only



Wetherby ~ 24 Wentworth Gate, LS22 6XD

Enjoying a highly regarded and much sought-after location on the edge of this established development off Spofforth Hill, this spacious and well proportioned three bedroom detached bungalow providing scope for modernisation to individual tastes. No upward chain.

- L shaped lounge with dining area
- Kitchen and separate cloakroom w.c.
- Three bedrooms and conservatory extension to rear
- Double garage
- Gardens front and rear

£500,000 OFFERS OVER FOR THE FREEHOLD



1 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

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

Proceeding out of Wetherby along Spofforth Hill, take the last turning on your left to Wentworth Gate. The property is situated in a cul-de-sac on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

A rare opportunity to acquire a three bedroom detached bungalow overlooking farmland at the rear on the edge of this popular residential development. Well proportioned lounge with dining area, separate kitchen, there are three bedrooms and a conservatory extension at the rear.

Benefiting from gas fired central heating system and replacement double glazed windows the accommodation with no upward chain in further detail giving approximate room sizes comprises :-

THE ACCOMMODATION COMPRISES :-

ENTRANCE PORCH

Leading to :-

ENTRANCE HALL

With UPVC entrance door and double glazed side screen, ceiling cornice, radiator, built in cloaks cupboard. Integral access to garage.

CLOAKROOM

Half tiled with low flush w.c., pedestal wash basin, radiator.

L SHAPED LOUNGE WITH DINING AREA

20'10" x 20'8" (6.35m x 6.3m) Narrowing to 11'11" (3.63m)

Double glazed bay window to front with additional side window, three radiators, ceiling cornice, fireplace with gas fire.



KITCHEN

12'3" x 8'6" (3.73m x 2.59m)

Range of wall and base cupboards, worktops, tiled surrounds, stainless steel sink unit, Worcester gas fired central heating boiler, plumbed for automatic washing machine, radiator, double glazed window and side entrance door.



INNER HALL

Loft access, radiator, airing cupboard with lagged copper cylinder and fitted shelving.

BEDROOM ONE

12' x 10'9" (3.66m x 3.28m)

Including fitted wardrobes with cupboards above, double glazed window to rear, radiator.



BEDROOM TWO

11'10" x 9'9" (3.61m x 2.97m)

Double glazed window to rear, radiator, built in wardrobe. Double glazed sliding patio doors to :-



CONSERVATORY

13'2" x 13' (4.01m x 3.96m)

Having ceramic tiled floor, double glazed windows to two sides including patio door to rear garden.



BEDROOM THREE

11'6" x 7'10" (3.51m x 2.39m)

Double glazed window looking into the conservatory. Radiator, ceiling cornice, built in wardrobe.

BATHROOM

Tiled walls, three piece coloured suite comprising panelled bath with shower above, pedestal wash basin, low flush w.c., radiator, double glazed window.

TOTHE OUTSIDE

Resin driveway gives access to :-

ATTACHED DOUBLE GARAGE

18'5" x 16' (5.61m x 4.88m)

Having electric up and over door, light, power and water. Double glazed window and rear door. Integral access door to hallway.

GARDENS

Lawned to front with low Dutch stone wall. Side path leads round to private rear garden comprising lawn with borders, individually shaped conifers beyond which are open views over farmland.

