

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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area 103.9 sq.m. (1,118 sq.ft.) Approx



Ground Floor

First Floor



6 McBride Way, Wetherby, LS22 6NW

NOT TO SCALE For layout guidance only



Wetherby ~ 6 McBride Way, LS22 6NW

A spacious three-bedroom semi-detached house extended to the rear now providing scope for further modernisation and improvement. Conveniently located within easy walking distance of local schools and Wetherby town centre. No onward chain.

- Lounge, dining room and conservatory
- Extended kitchen and downstairs w.c.
- Three bedrooms and bathroom
- Low maintenance gardens to front and rear with gravel off-road parking and garage

£269,950 OFFERS OVER FOR THE FREEHOLD



2 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

From Wetherby High Street proceeding north before turning right into York Road. Turn first right into School Road and second right into McBride Way where the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

An extended three bedroom semi-detached house providing spacious family accommodation with the benefit of gas fired central heating and double glazing, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With front entrance door.

CLOAKROOM

Low flush w.c.

LOUNGE

16' x 11' 9" (4.88m x 3.58m)

Double glazed window to front, radiator, fireplace, ceiling cornice.



DINING ROOM

11' 4" x 9' 5" (3.45m x 2.87m)

Laminate floor, radiator, ceiling cornice, double glazed sliding patio door to :-



CONSERVATORY

10' x 8' (3.05m x 2.44m)

Having laminate floor, electric radiator, double glazed patio door to rear garden.

KITCHEN

15' 6" x 10' 6" (4.72m x 3.2m)

With range of gloss white fronted wall and base units including cupboards and drawers, display cabinet, corner shelving, worktops with tiled splashback, sink unit with mixer taps, space for washing machine and fridge, cooker, double glazed window, side entrance door.



FIRST FLOOR

LANDING

With retractable ladder accessed to part boarded loft with light laid on.

BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to front.



BEDROOM TWO

14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed window to rear, radiator, built in wardrobes.



BEDROOM THREE / STUDY

8' 8" x 5' 11" (2.64m x 1.8m) plus 3' 8" x 8' (1.12m x 2.44m)

Bulk-head cupboard, double glazed window to front, radiator.

BATHROOM

7' 9" x 6' 5" (2.36m x 1.96m)

Having tiled walls and three piece suite comprising panelled bath, pedestal wash basin, low flush w.c., double glazed windows.



TO THE OUTSIDE

Gravel parking to front. Side gate with driveway leading to :-

GARAGE

GARDENS

The rear garden is hard landscaped with patio area with steps up to a gravelled section.



COUNCIL TAX

Band C (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.