

## GARDENS

A neat parcel of lawn to front. The rear garden which is enclosed having wooden fence to the perimeter comprises generous stone flagged patio area with direct access off the back of the property. A further hard standing patio area which occupies a large portion of the garden providing an ideal space of outdoor entertaining and 'al-fresco' dining. Siting to the side, a shaped lawn with deep well stocked flower borders boasting a variety of plants, shrubs, mature bushes and trees affording a good degree of privacy to this easterly facing rear garden.



## 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

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

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



## Wetherby ~ 16 Appleby Way, LS22 7YB

A popular style four bedroom detached family home located on the outer edge of this conveniently placed and well established residential development within level walking distance to Wetherby town centre and local primary schools. No onward chain.

- Four bedroom detached family home
- Two generous reception rooms
- Separate breakfast kitchen
- Generous garage with utility or workshop to rear
- Modern downstairs toilet and house shower room
- Well tended gardens to front and rear

**£425,000** PRICE REGION FOR THE FREEHOLD



2 Recep



4 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**

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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

Leaving Wetherby along the Deighton Road towards Kirk Deighton and the A1 take the first right turning after Aldi supermarket into Badgerwood Glade and first left into Appleby Way and the property is identifiable on the right hand side by a Renton & Parr for sale board.



## THE PROPERTY

Offered to the open market with the benefit of no onward chain this generous four bedroom detached family home presents an exciting opportunity, as the accommodation would now benefit from cosmetic improvement and modernisation. The property benefits from double glazed UPVC windows and doors, gas fired central heating in further detail giving approximate room dimensions and comprises :-

## GROUND FLOOR

### SIDE ENTRANCE

Access gained via UPVC glazed door with windows to side, generous inner hallway with returned staircase to first floor, double radiator, decorative ceiling cornice, useful cloaks cupboard.

### DOWNSTAIRS W.C.

A modern suite comprising vanity wash basin with tiled splashback, low flush w.c. with concealed cistern, double glazed UPVC window to side, tiled floor.

## DINING ROOM

13'1" x 10'9" (4m x 3.3m)

A good sized room with ample space for dining table and chairs, double glazed sliding patio doors to rear, double radiator, decorative ceiling cornice, T.V. aerial. Internal door leading to :-



## BREAKFAST KITCHEN

20'4" x 8'6" (6.2m x 2.6m)

With a light and spacious feel having large double glazed UPVC windows to rear and side elevation overlooking rear garden. Kitchen area fitted with a range of wall and base units, laminate work top, space for cooker, space and plumbing for automatic washing machine and fridge freezer, coloured ceramic sink unit with mixer tap and tiled splashback, double radiator, single door to side.



## LOUNGE

19'8" x 11'9" (6m x 3.6m)

A well proportioned room with large bay window to front, double radiator beneath, additional double glazed UPVC window to front elevation with further double radiator beneath, stone fireplace with gas fire and tiled hearth, wall lights, decorative ceiling cornice, useful storage cupboard, T.V. aerial.



## FIRST FLOOR

### LANDING AREA

With double glazed window to side elevation, loft access hatch.

### BEDROOM ONE

13'9" x 10'9" (4.2m x 3.3m)

With double glazed UPVC window to rear elevation, radiator beneath.



### BEDROOM TWO

11'9" x 10'9" (3.6m x 3.3m)

With large double glazed UPVC windows to front elevation, radiator beneath.

### BEDROOM THREE

12'1" x 8'10" (3.7m x 2.7m)

Dual aspect having double glazed windows to front and side elevation, double radiator.



## HOUSE SHOWER ROOM

An attractive modern suite comprising low flush w.c., pedestal wash basin, walk in shower cubicle with electric shower, tiled walls and matching floor tiles, single radiator, two double glazed windows to side elevation.



### BEDROOM FOUR

10'9" x 8'6" (3.3m x 2.6m)

With double glazed UPVC window to rear, radiator beneath, fitted wardrobes to one side.

## TOTHE OUTSIDE

A stone flagged drive to the front extends down the side of the property providing comfortable off-street parking and serving access to :-

### GENEROUS GARAGE

26'2" x 9'6" (8m x 2.9m)

With electric up and over door, light and power laid on. Two double glazed windows to rear, wall mounted Worcester Bosch boiler, water tap, single personnel door to side.