



BEDROOM THREE

12'5" x 8'1" (3.78m x 2.46m) Double glazed window to front, radiator, ceiling cornice, fitted double wardrobe and dressing table with drawers.

BEDROOM FOUR

11'1" x 9' (3.38m x 2.74m) Fitted wardrobes, ceiling cornice, radiator, double glazed window to rear.

TO THE OUTSIDE

Shared approach with Baron Hill at the entrance to Linton Road, pass through timber gates up a sweeping driveway private with turning area at the top leading to :-

INTEGRAL DOUBLE GARAGE

17'4" x 16'8" (5.28m x 5.08m) Having electric up and over door, light, power and water, Potterton gas fired central heating boiler, integral access to lower ground floor.

GARDENS



Set back from Linton Road with established gardens to front and rear, comprising shaped lawns and well stocked borders with a variety of bushes and shrubs, screening hedging. Side path to drying area in turn leading to enclosed rear garden, screened by established hedging comprising lawn with large stone flagged patio area, garden store.

COUNCIL TAX

Band G (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 December 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



High Grove House, Linton Road, LS22 6HE

First time offered on the open market for 34 years. An impressive individual stone built detached family house set back from Linton Road within generous private established gardens. Ideally situated for easy access to town centre amenities and Wetherby Golf Club.

- Replacement UPVC double glazed windows and doors
- Spacious accommodation arranged over four levels
- Three reception rooms and home office/study
- Four bedrooms, two bathrooms
- Integral double garage

£725,000 OFFERS OVER FOR THE FREEHOLD



3 Recep



4 Beds



**2 Baths
(1 En-suite)**

MISREPRESENTATION ACT

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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 Westgate. At the mini roundabout take the first exit into Linton Road. Passing over the old railway bridge the property is then identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

A deceptively spacious and well presented four bedroom detached family house benefiting from three reception rooms including first floor lounge together with refitted bathrooms and replacement UPVC double glazed windows, soffits and fascia's. The central heated accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE HALL

With UPVC entrance door and side screen, two radiators, ceiling cornice, central staircase leading down to lower ground floor and first floor accommodation.



CLOAKROOM

Tiled walls and floor with low flush w.c., wash hand basin, extractor fan.

SITTING ROOM

17'5" x 10'10" (5.31m x 3.3m)

Having double glazed bay window to front overlooking private rear garden, radiator, ceiling cornice, fireplace with marble inset and hearth, three wall light points. Hardwood framed and glazed folding doors to :-



DINING ROOM

10'10" x 11'6" (3.3m x 3.51m)

Double glazed patio door to front patio area. Radiator, ceiling cornice.



BREAKFAST KITCHEN

14'4" x 10'4" (4.37m x 3.15m)

Range of wall and base units including cupboards and drawers, work surfaces with one and a half bowl stainless steel sink unit and mixer tap, integrated appliances including dishwasher, hob and hood, double oven and fridge. Breakfast bar, part tiled walls, decorative ceiling beams, radiator, double glazed window to rear and door to side.



UTILITY ROOM

8'x 6'4" (2.44m x 1.93m) Plumbed for automatic washing machine, fitted cupboards, worktops, stainless steel sink unit, ceramic tiled floor, double glazed window.

LOWER GROUND FLOOR

HALLWAY

With under stairs cupboard. Integral access to garage.

STUDY

8'x 6'5" (2.44m x 1.96m)

Having fitted work station, cupboards and drawers, wall shelving, double glazed window, radiator.

FIRST FLOOR

With short staircase to landing area.

LOUNGE

17'1" x 15'6" (5.21m x 4.72m)

With a vaulted ceiling, double glazed aspect window to front, delft rack, four wall light points, two radiators, fireplace with electric fire.



BATHROOM

Tiled walls, three piece white suite comprising enclosed bath with shower above, pedestal wash basin, low flush w.c., medicine cabinet, shaver socket, double glazed window, chrome heated towel rail.



UPPER LANDING

Short staircase up to landing area, airing cupboard with insulated tank, loft access leading to :-

BEDROOM ONE

14'4" x 10'5" (4.37m x 3.18m)

Double glazed window to rear, radiator, range of fitted wardrobes with central p boxes and matching bed head, dressing table with knee hole and drawers, ceiling cornice, radiator, three wall light points.



EN-SUITE BATHROOM

8'x 6' (2.44m x 1.83m)

Having tiled walls and floor and modern three piece white suite comprising Jacuzzi bath, low flush w.c., vanity wash basin with cupboards and drawers under, chrome heated towel rail, double glazed window, LED ceiling lighting.



BEDROOM TWO

14'7" x 8'2" (4.44m x 2.49m) plus door recess

Fitted double wardrobes, ceiling cornice, radiator, double glazed window to rear.