

BEDROOM THREE

10'2"x 9' 2" (3.1m x 2.8m) max
With double glazed UPVC window to front elevation,
radiator beneath, T.V. aerial.

HOUSE BATHROOM

An attractive white suite comprising low flush w.c.,
pedestal wash basin, panelled bath with shower and
shower screen above, tiled walls and floor tiles, heated
towel rail, double glazed UPVC window to front elevation,
ceiling spotlights.

BEDROOM FOUR

7'10"x 7' 2" (2.4m x 2.2m)
With double glazed UPVC window to front elevation,
radiator beneath.

TO THE OUTSIDE

Enjoying a generous corner plot the property offers
comfortable driveway parking to front serving access to :-

SINGLE GARAGE

11'9" x 8' 2" (3.6m x 2.5m)
With manual up and over door, light and power laid on.

GARDENS



The property sits within spacious garden grounds
extending up to the footpath to the front and side.
Handgate to both sides serve access to private and
enclosed south/westerly facing rear garden set behind
attractive stone wall, generous patio with direct access off
the back of the property beyond which a lawned garden

with flower borders and established hedging and bushes to
the perimeter affording a good degree of privacy.

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 January 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 91 Aire Road, LS22 7FJ

A modernised four bedroom detached
family home skilfully reconfigured on
the ground floor to provide spacious
living accommodation, set within a
generous corner plot located on this
highly sought after and established
residential development.

- Four bedroom detached family home
- Reconfigured and modernised throughout
- Open plan kitchen diner with separate lounge
- Additional family room and utility
- Master bedroom having modern en-suite
shower facility
- Generous corner plot
- No onward chain

£535,000 PRICE REGION FOR THE FREEHOLD



2 Recep 4 Beds 1 Bath 1 En-suite

Renton & Parr

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Premium

All-round excellence, all round Wetherby since 1950



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 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 Deighton Road passing Deighton Gates primary school turn immediately left into Aire Road, continue for a short while as the road bears right, the property is located on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Having recently undergone a programme of modernisation and reconfiguring the downstairs layout the property provides generous ground floor living accommodation having converted one of the garages into a family room and separate utility. The accommodation benefits from double glazed UPVC windows and doors has been professionally decorated throughout with new floor coverings and fitted bedroom furniture to the principal and second bedroom. Giving approximate room dimensions the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via UPVC front door with attractive newly laid wood effect laminate floor covering that flows through into the majority of the downstairs accommodation, radiator in cabinet, decorative ceiling cornice.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., pedestal wash basin, part tiled walls, chrome ladder effect heated towel rail, double glazed window to front.

LOUNGE

16'0" x 13'1" (4.9m x 4m)
A well proportioned room with attractive fireplace comprising electric fire with polished stone surround and mantle piece, granite hearth, T.V. aerial, decorative ceiling cornice, double radiator. With double glazed UPVC sliding patio doors leading out to rear garden. Double internal doors leading to :-



DINING ROOM

12'5" x 11'5" (3.8m x 3.5m)
With double patio doors to rear, double radiator, decorative ceiling cornice. Large opening that flows through into :-



BREAKFAST KITCHEN

16'4" x 8'2" (5m x 2.5m)



Fitted with a range of cream shaker style wall and base

units with cupboards and drawers, wood effect laminate work top with tiled splashback, integrated appliances include double oven with four ring gas hob, extractor hood above, integrated dishwasher, fridge and separate freezer. Inset one and a quarter composite sink unit with mixer tap, double glazed UPVC window to front elevation, LED ceiling spotlights, single door to side. Matching island with base units and wine cooler, worktop with overhang creating breakfast bar, T.V. aerial.

FAMILY ROOM

16'4" x 7'10" (5m x 2.4m)
With double glazed UPVC window to front, deep window sill beneath, radiator. LED ceiling spotlights, internal door leading to :-



UTILITY

7'10" x 4'11" (2.4m x 1.5m)
With fitted laminate worktop, inset sink unit with mixer tap and drainer, space and plumbing for white goods beneath, cupboard housing Worcester Bosch gas fired central heating boiler, double glazed UPVC window to rear and single door to side, chrome ladder effect heated towel rail.

FIRST FLOOR

LANDING

With loft access hatch, airing cupboard, double glazed window to side.

PRINCIPAL BEDROOM

13'1" x 10'2" (4m x 3.1m)
With double glazed UPVC window to rear, radiator beneath, fitted wardrobes to one side, decorative ceiling cornice.



MODERN EN-SUITE

A recently installed modern white suite comprising low flush w.c., vanity wash basin, walk-in shower cubicle, part tiled walls, wood effect laminate floor covering, ladder effect heated towel rail, double glazed UPVC window to side.



BEDROOM TWO

11'1" x 10'2" (3.4m x 3.1m)
With double glazed UPVC window to rear, radiator beneath, modern fitted wardrobes to one side.

