

further raised timber decked seating area providing an ideal space for outdoor entertaining and barbecue 'al-fresco' dining in the summer months, neatly maintained bushes and shrubs in raised sleeper planters and deep bark chip flower beds at the bottom of the garden frame a well maintained and generously sized rear garden.



COUNCIL TAX
Band E

Details prepared January 2022

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 89.6 sq.m. (964 sq.ft.) Approx



12 Bloom Drive, Wetherby, LS22 6AR

NOT TO SCALE For layout guidance only



Wetherby ~ 12 Bloom Drive, LS22 6AR

A beautifully maintained and extremely well-presented modern detached family home, occupying a pleasant cul-de-sac location in the highly sought after newly built development off Spofforth Hill.

- Detached modern family home
- Dining kitchen with integrated appliances
- Master bedroom with two double fitted wardrobes and en-suite shower
- Landscaped rear garden with attractive patio and seating areas
- Integral garage and off-road parking for two cars
- A quiet cul-de-sac location

£415,00 OFFERS OVER FOR THE FREEHOLD

1 Recep

3 Beds

1 Bath

Ensuite

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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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 turning right into Glebe Field Drive. Follow the road for a few hundred yards before turning left into Bloom Drive where the property is then identified on your right hand side by a Renton & Parr for sale board.

THE PROPERTY

Built to the Bellway 'Chestnut Plus' design, an attractive three bedroom detached family home forming part of a pleasant cul-de-sac location with access off Glebe Field Drive. Extremely well presented and tastefully decorated throughout including attractive landscaped rear garden with patio and timber decking seating areas, ideal for outdoor entertaining. The property benefits from gas fired central heating including temperature controlled zonal heating and UPVC double glazed windows and doors, fully serviced house alarm and internal sensors, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE HALLWAY

Entering through double glazed composite front door into entrance hallway with radiator to side.

LIVING ROOM

13'4"x11'9" (4.07m x 3.6m)
A bright and airy living room with double glazed UPVC window to front, double radiator beneath, central pendant lighting. T.V point.



INNER HALLWAY

With staircase leading to first floor, single radiator, pendant lighting.

DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, double glazed window to side, single radiator, part tiled walls with Amtico floor, recess ceiling lighting and extractor fan.

KITCHEN/DINING

20'0"x9'7" (6.11m x 2.94m) overall
A light and bright open plan kitchen dining room ideal for entertaining with :-

KITCHEN AREA

9'7"x8'7" (2.94m x 2.62m)
Fitted with an attractive Shaker style range of wall and base units including cupboards and drawers, work surfaces and up-stand, integrated appliances include AEG double oven, integrated fridge freezer, Zanussi dishwasher and Zanussi washing machine, one and a half bowl stainless steel sink unit with flexible mixer tap above, four ring AEG gas hob with extractor hood and stainless steel splashback, double glazed window overlooking patio and rear garden, recess ceiling lighting and attractive Amtico flooring through kitchen and dining area's.



DINING AREA

10'0"x9'7" (3.06m x 2.94m)
With UPVC double glazed French style patio doors onto rear garden, double radiator, storage cupboard and pendant lighting. TV point.

FIRST FLOOR

LANDING

With loft access hatch, useful storage cupboard, single radiator and ceiling light.

BEDROOM ONE

15'2"x9'9" (4.64m x 2.98m) widening to 12'6" (3.82m)
A light and bright master bedroom with double glazed window to rear, radiator beneath, two attractive fitted double wardrobes with mirrored doors and pendant lighting leading to :-



EN-SUITE SHOWER ROOM

9'6"x4'5" (2.92m x 1.36m)
Fitted with a modern white suite comprising low flush w.c., floating pedestal wash basin, large step in shower cubicle, part tiled walls, Amtico tiled floor, chrome heated towel rail, double glazed window, recess ceiling light and extractor fan.



BEDROOM TWO

10'3"x9'6" (3.14m x 2.92m) widening 11'4" (3.47m)
With double glazed window to front and radiator beneath, central ceiling light.



BEDROOM THREE

10'2"x6'8" (3.11m x 2.04m)
With double glazed window to front, radiator beneath, currently used as a home office providing a light and spacious working environment for home working.

BATHROOM

6'4"x6'4" (1.93m x 1.93m)
Comprising panelled bath with shower and screen above, floating pedestal wash basin, w.c., double glazed window, part tiled walls, recess ceiling lighting, Amtico floor.



TO THE OUTSIDE

An attractive block paved driveway provides off road parking for several vehicles and access to :-

INTEGRAL GARAGE

16'7"x7'8" (5.08m x 2.34m)
Electric up and over garage door with light, power socket and electric car charging point.

GARDENS

The front garden has been neatly landscaped with gravel and slate housing close cut front hedge row and bordered with timber sleepers. Via handgate to side an attractive flagged path leads to large rear landscaped patio with