

borders, a stone flagged patio area, potting shed, outside tap and light.



COUNCIL TAX
Band E (from internet enquiry).

Details prepared February 2022

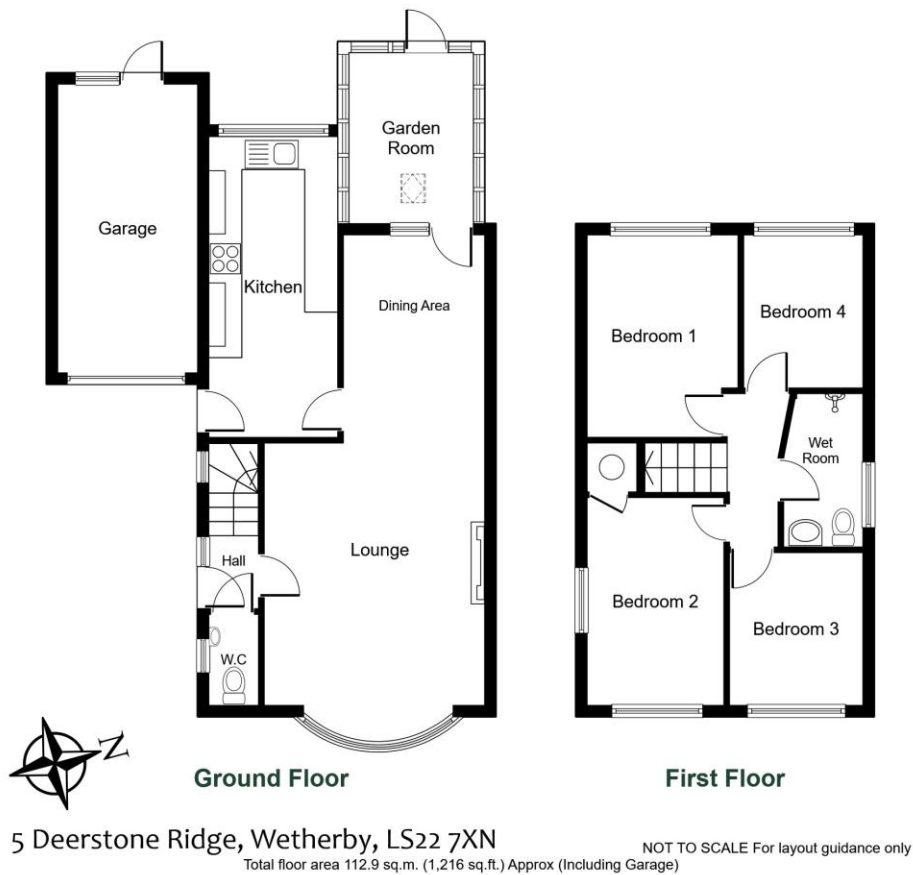
GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

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



Wetherby ~ 5 Deerstone Ridge, LS22 7XN

A well presented and extended four bedroom detached family house favourably situated on this popular and established development on the outskirts of town, within walking distance of excellent local amenities.

- 28ft lounge/diner
- Separate garden room to rear
- Re-fitted kitchen
- Four bedrooms and wet room
- Gardens to front and rear and garage
- Carpets, curtains and light fittings included in sale

£395,000 PRICE REGION FOR THE FREEHOLD


1 Recep


4 Beds


Wetroom

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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ESTATE AGENTS
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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 over the roundabout passing the Aldi store on the right, take the second right turning into Deerstone Ridge where the property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

Offered on the open market for the first time in over 46 years a well maintained Sawden & Simpson built four bedroom family house benefiting from gas fired central heating and replacement double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

SIDE ENTRANCE HALL

With UPVC entrance door and side screen, turned staircase to first floor with double glazed chapel style window.

CLOAKROOM W.C.

Low flush w.c., wash hand basin, heated towel rail, double glazed window.

LOUNGE/DINER

28'1"x13'2" (8.56m x 4.01m) narrowing to 8'5" (2.57m)

LOUNGE AREA

15'7"x13'2" (4.75m x 4.01m)
Double glazed window to front, dressed stone fireplace and

hearth with coal effect gas fire, ceiling cornice, T.V. point, radiator.



DINING AREA

12'6"x8'5" (3.81m x 2.57m)
Radiator, ceiling cornice, French window to :-



GARDEN ROOM

10'11"x7'2" (3.33m x 2.18m)
Double glazed windows to three sides, French window to rear garden, radiator.



KITCHEN

18'x7'7" (5.49m x 2.31m)
Refitted 2021 with gloss white fronted wall and base units and wood grain worktops, stainless steel sink unit and mixer taps, free-standing cooker with hood above, plumbed for automatic washing machine, space for fridge freezer, tiled splashbacks, double glazed windows, modern electric consumer box, side door, radiator, LED ceiling lighting.



FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

12'1"x8'11" (3.68m x 2.72m)
Double glazed window to rear, radiator.



BEDROOM TWO

12'5"x8'2" (3.78m x 2.49m)
Double glazed window to front and side elevation, bulk-head cupboard, radiator.



BEDROOM THREE

9'1"x7'11" (2.77m x 2.41m)
Double glazed window to front, radiator.

BEDROOM FOUR

9'3"x7'1" (2.82m x 2.16m)
Double glazed window to rear, radiator.

WET ROOM

With Mira shower, low flush w.c., pedestal wash basin, tiled walls, double glazed window, heated towel rail.



TO THE OUTSIDE

Block paved driveway gives access to :-

DETACHED GARAGE

17'10"x8'4" (5.44m x 2.54m)
Having electric up and over door, light and power laid on, personnel rear door to garden.

GARDENS

Lawned to front with rose and flower borders, generous size rear garden comprising lawn with well-stocked