

EN-SUITE SHOWER FACILITY

12'9" x 4'11" (3.9m x 1.5m)

Beautifully finished and fitted with a modern white suite comprising low flush w.c., pedestal wash basin, large walk in shower cubicle with tiled walls, Velux window, attractive floor tiles, eaves storage.

TO THE OUTSIDE

Set within a mature garden plot the property enjoys comfortable off-street parking to front on a resin drive serving access to :-

DETACHED GARAGE

18'8" x 8'9" (5.7m x 2.69m)

With manual roller door, light and power laid on, double glazed UPVC window to side and personnel UPVC door.

GARDENS

Set behind an attractive stone wall a neat parcel of lawn to front with deep well stocked flower borders boasting a variety of carefully thought out shrubs, bushes and flowers and established trees to the front and side perimeter. Garden pond, vegetable plots to side along with bin store, wooden hand gate serves access to rear garden. Laid mainly to lawn with raised flower beds and high wooden fence affording a good degree of privacy, direct access off the kitchen there is a wooden decked area ideal for barbecue and 'al-fresco' dining in this south westerly 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

Details prepared March 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ Gilmorton, 4 North Grove Avenue, LS22 7PZ

A significantly extended and much improved four bedroom detached family home now boasting light and spacious living accommodation arranged over three floors also located on this sought after and highly individual street of detached properties on the outskirts of Wetherby.

- A unique four bedroom detached family home
- Rear extension creating open plan living
- Excellent location
- South westerly facing rear garden
- Parking and detached garage
- Skilful loft conversion with en-suite shower facility

   
2 Recep 4 Beds 1 Baths 1 En-suite

£550,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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 **Renton & Parr**

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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

From Wetherby town centre proceeding along North Street into Deighton Road, turn left into Ainsty Road. The first left main turning into North Grove Avenue, follow the road round to the left and the property is identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

Having undergone an extensive programme of renovation and modernisation by the current owners this property now offers approx. 1745 sq ft of largely open plan (to the ground floor) living accommodation with a superb kitchen that flows into a light and spacious family living/dining area. The accommodation which now benefits from gas fired central heating, double glazed UPVC windows and doors in further detail giving approximate room dimensions comprises :-

ENTRANCE PORCH

With newly painted hardwood front door, high vaulted ceiling with single glazed windows to front and side elevation, attractive floor tiles, fitted shelving and storage, internal door leading to :-

HALLWAY

With attractive parquet effect floor covering, radiator, returned staircase to first floor with useful understairs cloaks and storage cupboard beneath

LOUNGE

19'3" x 12'10" (5.88m x 3.93m)
A lovely light room benefiting from double glazed UPVC windows to front and side elevation, radiators beneath, fitted shutters, T.V. aerial, double internal glazed doors leading through into :-



BREAKFAST KITCHEN

22'11" x 11'5" (7m x 3.5m) Narrowing to 5'2" (1.6 m)
An impressive kitchen area fitted with a range of white gloss wall and base units, cupboards and drawers, attractive Corian work surfaces with tiled splashback, inset one and a quarter stainless steel sink unit with mixer taps, space and plumbing for dishwasher, double oven Range style cooker with five ring gas hob, extractor hood above, space for fridge freezer. Integrated AEG microwave, double glazed UPVC window to rear along with Velux window allowing an abundance of light to flood in, LED ceiling spotlights, radiator. Large opening that flows seamlessly through into :-



FAMILY LIVING/DINING ROOM

16'4" x 12'8" (5m x 3.88m)
A superb room with a feeling of light and space having double glazed UPVC windows to three sides revealing a pleasant outlook over lawned garden to rear, T.V. aerial,

double radiator, partially vaulted ceiling.



USEFUL UTILITY SPACE

With space and plumbing for automatic washing machine and tumble dryer, sink unit with mixer tap, storage below, shelving above.

DOWNSTAIRS W.C.

Most attractive and tastefully decorated comprising low flush w.c., with concealed cistern, wash hand basin, wall mounted Worcester Bosch boiler, Victorian style vertical radiator, hand painted wall panelling, ceiling spotlight, extractor fan.

FIRST FLOOR

LANDING AREA

With double glazed UPVC window to side, single radiator.

BEDROOM ONE

12'9" x 12'5" (3.9m x 3.8m)
A spacious master bedroom with fitted wardrobes to one side, double glazed UPVC windows to both sides and rear elevation, radiator beneath.



BEDROOM TWO

12'9" x 10'5" (3.9m x 3.2m)
With double glazed UPVC window to front elevation, radiator beneath.

BEDROOM THREE

10'4" x 8'2" (3.15m x 2.5m)
With double glazed UPVC window to front elevation, radiator, deep over stairs cupboard with storage above.

HOUSE BATHROOM

Well appointed comprising white low flush w.c, panelled bath with shower above, part tiled walls, large vanity wash basin with generous storage cupboard beneath, tiled splashback, double shaver socket. Double glazed UPVC window to rear, LED ceiling spotlights, Victorian style radiator with heated towel rail.



SECOND FLOOR

BEDROOM FOUR/HOBBY ROOM

11'1" x 9'4" (3.4m x 2.86m)
Plus landing area, revealing two original exposed ceiling timbers, Velux window to front and rear, radiator, T.V. aerial, eaves storage to side.

