

BEDROOM FOUR

11'6" x 9'6" (3.52m x 2.92m) overall
With double glazed window overlooking rear garden, radiator beneath, fitted double wardrobes, central pendant light fitting and ceiling cornice.

BEDROOM FIVE

11'6" x 7'3" (3.52m x 2.21m)
With double glazed window overlooking rear garden, radiator beneath, central light fitting and ceiling cornice. Currently used as a generous size home office.

HOUSE BATHROOM

8'11" x 5'7" (2.73m x 1.72m)
Fitted with modern white suite comprising free-standing bath with mixer tap and hand held shower fitting, pedestal wash basin, low flush w.c., double glazed window with tiled window sill, part tiled walls and tiled flooring, single radiator, central light fitting and ceiling cornice.

TO THE OUTSIDE

Accessed from Potterton Lane onto freshly laid block paved driveway providing ample off-road parking for up to 6 vehicles, neatly bordered with attractive coping stones and fitted with electric down lighters, driveway provides access to double garage. Flagged pathway provides access to the side of the property for bin store and through hand gate to rear garden.

GARDENS

Westerly facing rear garden set mainly to lawn bordered with well stocked raised flower beds with array of neatly maintained bushes and shrubs behind attractive shaped perimeter fence with handgate to rear. A flagged patio area provides a westerly facing "sun trap" ideal for outdoor entertaining and relaxation along with barbecue and 'al-fresco' dining in the summer months. Hot water shower for dogs.

DOUBLE GARAGE

19'5" x 17'3" (5.92m x 5.26m)
A generous size double garage with electric roller door, light and power laid on, plumbing for washing machine, high ceiling to afford ample storage space of larger items.

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 April 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 | | |

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Barwick-in-Elmet ~ 45 Potterton Lane, LS14 4DU

An impressive five bedroom detached family home enjoying an enviable position with far reaching views over adjoining countryside, located on the edge of the popular village of Barwick in Elmet with easy access to Leeds and York along the A64.

- Five bedroom detached family home
- Well presented and tastefully decorated throughout
- Principal bedroom with bespoke fitted wardrobes and en-suite bathroom
- Well proportioned living accommodation ideal for indoor and outdoor entertaining
- Attractive far reaching views to front over adjoining countryside



2 Recep 5 Beds 1 Bath 1 En-suite Bathroom

£650,000 OFFERS OVER FOR THE FREEHOLD



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Premium

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BARWICK IN ELMET

Barwick in Elmet is an attractive village situated some three miles from the A1 and within car commuting distance of Leeds, York and Harrogate, with its own selection of shops, schools and facilities and some ten miles from the Market Town of Wetherby.

DIRECTIONS

From the A1 south take the Leeds/York A64 slip road following the A64 towards Leeds. Immediately after the Fox & Grapes pub turn left onto Kiddal Lane then right onto Potterton Lane proceeding along Potterton Lane for a short time until the property is identified on the right hand side with a Renton & Parr for sale board.

THE PROPERTY

Well presented and tastefully decorated this impressive five bedroom detached home provides generous and well proportioned family living accommodation.

The property is well positioned enjoying westerly facing sunny rear garden along with open aspect to the front. Now benefiting from replacement block paved driveway, gas fired central heating and double glazed windows and doors in further detail giving approximate room sizes comprises :-

ENTRANCE HALLWAY

Entering through UPVC front door into grand open entrance hallway with staircase leading to first floor and gallery landing, enriched ceiling cornice along with two chandelier style pendant lights with ceiling roses, useful understairs storage cupboard, double radiator, hardwood flooring, double doors leading to :-

LIVING ROOM

21'2" x 12'4" (6.47m x 3.78m)



A generous size living room with large double glazed window to front enjoying attractive open aspect beyond, two single radiators, feature fireplace with recently fitted multifuel stove, polished stone hearth and stone mantle.

Decorative enriched ceiling cornice with central ceiling rose and pendant light, four further wall lights, hardwood floor covering and double doors leading to :-

SITTING ROOM/DINING ROOM

12'5" x 11'10" (3.8m x 3.61m)

A bright and airy sitting room / dining room with double radiator, enriched ceiling cornice, central ceiling rose with pendant light fitting, open archway into :-



CONSERVATORY

13'1" x 8'2" (4m x 2.5m)

A light and bright westerly facing conservatory of timber frame with double glazed windows and double glazed roof, French style patio doors leading onto flagged patio area, double radiator, two wall lights and ceiling fan.



BREAKFAST KITCHEN

18'7" x 11'10" (5.68m x 3.61m)

Fitted with an attractive shaker style kitchen comprising a range of wall and base units including cupboards and drawers, worksurfaces shaped to create breakfast bar with up-stands and tiled splashbacks, stainless steel sink unit with drainer and mixer tap. Integrated dishwasher, large Kenwood range oven with five ring gas hob and extractor hood above, space for large American style fridge freezer. Double glazed window and French style double glazed patio doors overlooking rear garden and leading onto patio area ideal for indoor and outdoor entertaining, vinyl floor

covering, recess ceiling lighting, double radiator and ceiling cornice.



UTILITY

11'10" x 6'5" (3.61m x 1.96m)

A useful utility space with Shaker style wall and base units, full length work surface with stainless steel sink and drainer, space and plumbing for automatic washing machine and tumble dryer, double glazed rear door, tiled flooring, single radiator and ceiling cornice.

DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., vanity wash basin with splashback, attractive tiled flooring, ceiling cornice and extractor fan.

FIRST FLOOR

GALLERY LANDING

An impressive central gallery landing with large central chandelier light fitting with decorative ceiling dome and enriched plaster cornice surround, double glazed window to front with far reaching open aspect, radiator beneath. Generous sized airing cupboard housing large hot water cylinder and storage shelving, loft access hatch, enriched ceiling cornice.

BEDROOM ONE

14'4" x 14'0" (4.39m x 4.27m)



A bright and airy master bedroom with bespoke fitted wardrobes to two sides, picture double glazed window to front with far reaching open aspect, radiator beneath, central pendant light fitting, ceiling cornice.

EN-SUITE BATHROOM

9'10" x 9'4" (3m x 2.85m)

A generous sized en-suite bathroom fitted with a four piece white suite comprising corner fitted panelled bath tub, low flush w.c., large vanity wash basin with storage beneath, walk-in shower cubicle, part tiled walls with tiled flooring, double glazed window to rear, double radiator, recess ceiling lighting, ceiling cornice.



BEDROOM TWO

12'5" x 11'6" (3.79m x 3.51m) plus depth of fitted wardrobe
An attractive double bedroom with fitted wardrobes running one length, double glazed window to front with open aspect, radiator beneath, central pendant light with ceiling rose, enriched ceiling cornice.



BEDROOM THREE

11'6" x 10'6" (3.51m x 3.21m)

With double glazed window overlooking rear garden, radiator beneath, central pendant lighting and ceiling cornice.