

established conifer hedging to one side affording a high degree of privacy, a deep flower bed of established bushes, shrubs and trees, forms the bottom of the garden with a fine example of an ash tree believed to be in excess of 100 years old creates an attractive feature of the rear garden. Patio area provides ideal space for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months. Newly erected timber fence borders the neighbouring property.



Details prepared May 2022

#### COUNCIL TAX

Band E (from internet enquiry).

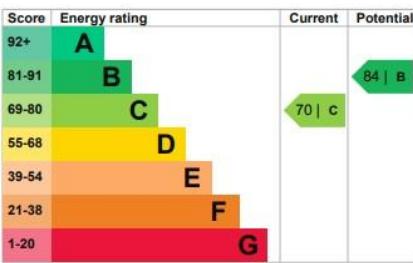
#### GENERAL

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.

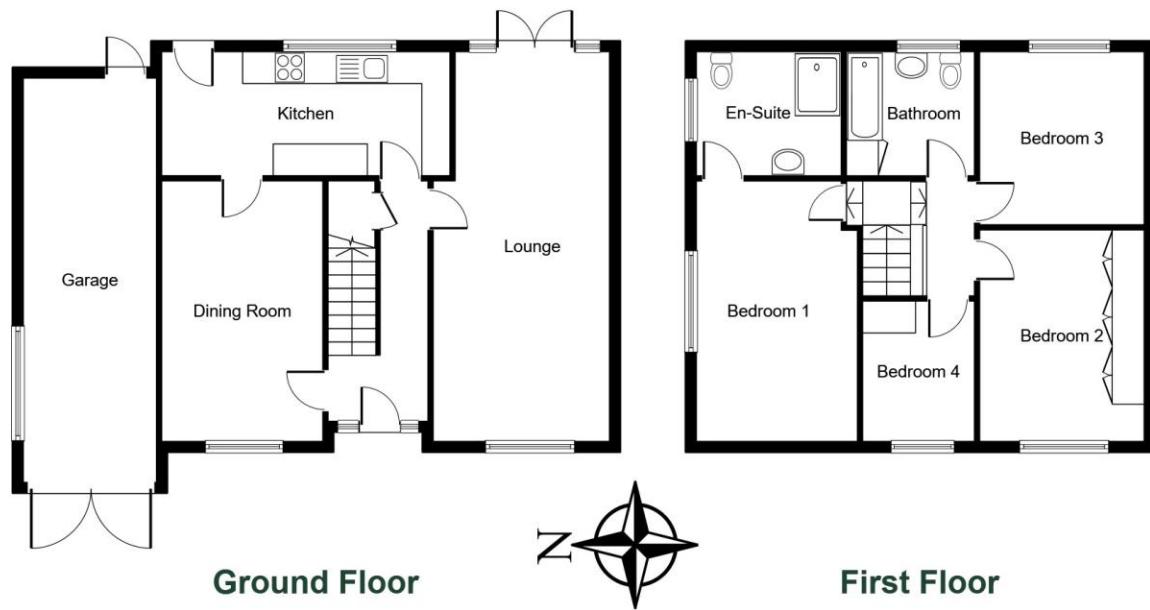
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

#### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



Total floor area 141.3 sq.m. (1,521 sq.ft.) Approx



8 Ouse Drive, Wetherby, LS22 7UQ

NOT TO SCALE For layout guidance only

#### MISREPRESENTATION ACT

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- 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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## Wetherby ~ 8 Ouse Drive, LS22 7UQ

A beautifully maintained and tastefully decorated four bedroom detached family home providing light and spacious living accommodation along with private and established rear garden. Situated at the head of a popular cul-de-sac location on the outskirts of Wetherby town within level walking distance of local primary schools, shops and Wetherby town centre.

**£450,000** OFFERS OVER FOR THE FREEHOLD

- Four bedroom detached family home
- Master bedroom with en-suite shower room
- Generous through living room with separate formal dining room
- Private and enclosed rear gardens with impressive ash tree to rear garden
- Generous size garage with workbench, off road parking for several vehicles
- Available with no upward chain



**2 Recep** **4 Beds** **1 Bath** **1 En-suite**



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## WET HERBY

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 turn left onto Aire Road, take the third right onto Nidd Approach proceeding for a short time and turn right onto Ouse Drive where the property is situated at the head of the cul-de-sac on your right hand side identified with a Renton & Parr for sale board.

## THE PROPERTY

Extremely well presented and tastefully decorated throughout this well proportioned four bedroom detached property provides an ideal family home in the popular town of Wetherby.

The accommodation, benefits from off-road parking along with private and enclosed rear gardens, double glazed windows and doors, together with gas fired central heating in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through replacement composite front door into generous size entrance hallway with staircase leading to first floor. Radiator to side with decorative radiator cover, useful understairs storage cupboard with cloaks hanging.

### THROUGH LIVING ROOM

23'11" x 10'8" (7.29m x 3.26m)



A light and bright through living room with large double glazed window to front and double glazed UPVC French style patio doors to rear overlooking rear garden. Two radiators, three wall lights, feature fireplace with polished stone hearth and surround, timber mantle piece and "living flame" gas fire inset.

### BREAKFAST KITCHEN

17'9" x 7'7" (5.43m x 2.33m)

Fitted with a Shaker style range of wall and base units including cupboards and drawers, solid walnut work surfaces with tiled splashback, window sill, Smeg double oven with four ring gas hob and extractor hood above. Circular stainless steel sink unit with mixer tap and drainer, space and plumbing for automatic washing machine and space for American style fridge and freezer, large double glazed window and double glazed rear door, wood effect laminate floor covering and recess ceiling lighting.



### DINING ROOM

16'1" x 9'10" (4.92m x 3.02m)

With large double glazed window to front, radiator to side, decorative pendant lighting and wood effect laminate flooring.



## FIRST FLOOR

### LANDING

Staircase splits in two directions, loft access hatch, central pendant lighting.

### BEDROOM ONE

15'11" x 10'0" (4.86m x 3.07m)

A bright and airy room with large picture double glazed window with attractive aspect over adjoining fields, radiator beneath, central pendant light fitting.



### EN-SUITE SHOWER ROOM

8'5" x 7'5" (2.59m x 2.28m)

A generous size en-suite shower fitted with low flush w.c., vanity wash basin with storage beneath, large step in shower cubicle, decorative wooden panelling, double radiator, wood effect laminate flooring, double glazed window.

### BEDROOM TWO

13'1" x 10'8" (3.99m x 3.27m)

A generous size double bedroom with double glazed window to front, radiator beneath, central pendant lighting, fitted wardrobe to one side.



## BEDROOM THREE

10'10" x 10'7" (3.32m x 3.24m)

With large double glazed window overlooking rear garden, radiator beneath, central pendant lighting.

## BEDROOM FOUR

8'8" x 6'2" (2.66m x 1.88m)

With double glazed window to front, radiator beneath, central pendant lighting, currently used as a home office.

## HOUSE BATHROOM

8'2" x 7'7" (2.5m x 2.32m)

Fitted with a white three piece suite comprising low flush w.c., pedestal wash basin, panelled bath with shower above, double glazed window, heated towel rail, storage cupboard housing insulated hot water tank, wood effect laminate flooring.



## TO THE OUTSIDE

Located at the head of the cul-de-sac a block paved driveway provides off road parking for several vehicles and access to :-

## GARAGE

25'0" x 8'2" (7.64m x 2.5m)

A generous sized garage with wooden "barn" door style garage door, double glazed window to side and rear door access. Wall and base storage units, light, power and water laid on along with electric consumer unit, mains gas meter and wall mounted gas fired central heating. New drainage connection laid to rear of garage allowing the option to relocate a washing machine or to convert to a utility room/downstairs w.c., (subject to consents).

## GARDENS

The front garden is set mainly to lawn, neatly bordered with close-cut bushes and shrubs with well stocked flower borders, block paving of the driveway extends around the property to rear garden set predominantly to lawn with