

window and personnel side door.

GARDENS

Open plan lawned gardens with borders to front. Generous sized and attractive landscaped rear gardens set largely to lawn with deep well stocked and well maintained flower bed borders with an array of colourful bedding plants, bushes and herbaceous shrubs including established plum, cherry and greengage trees along with rhubarb. Stone flagged patio area provides ideal space for outdoor entertaining and relaxation and 'al-fresco' dining through the summer months. A timber decked area provides idyllic sun trap to catch late afternoon and evening rays. Greenhouse.



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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared May 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT

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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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Wetherby ~ 5 Leven Gardens, LS22 7YH

A well-presented and tastefully decorated four bedroom detached family home, occupying a quiet cul-de-sac location within a short walking distance of children's play area, convenience store and local primary school, along with level walking distance to Wetherby town centre.

- Attractive four bedroom detached family home
- Generous sized private rear gardens with stone flagged patio
- Re-fitted house bathroom along with en-suite shower to guest bedroom
- Open plan kitchen diner with refitted kitchen and integrated appliances
- Off-road parking for several vehicles and detached double garage



1 Recep



4 Beds



1 Bath



1 En-suite

£450,000 OFFERS OVER FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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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 Deighton Road passing the Aldi store on your right hand side and Deighton Gates school on the left. Turn left into Aire Road then take the fourth turning on the left into the cul-de-sac of Leven Gardens where the property is located on the left hand side identified with a Renton & Parr for sale board.



THE PROPERTY

An attractive four bedroom detached family home well presented and tastefully decorated throughout including open plan kitchen diner with re-fitted kitchen, re-fitted bathroom along with en-suite facilities to guest bedroom three. The generous sized south easterly facing rear gardens have been carefully landscaped with patio seating areas along with neatly maintained and well-stocked flower borders.

The accommodation benefiting from gas fired central heating and double glazed windows and doors throughout in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through UPVC double glazed front door into entrance hallway with staircase leading to first floor, radiator to side, wood effect laminate flooring.

CLOAKROOM

Fitted with low flush w.c., pedestal wash basin, attractive and recently fitted tiled walls with tiled floor, recess ceiling lighting.

LIVING ROOM

21'9" x 10'7" (6.65m x 3.25m)
A generous sized through living room with double glazed bay window to front, double radiator beneath, double glazed French style patio doors to rear opening onto stone flagged patio, feature fireplace with smooth stone hearth and surround, "living flame" gas fire inset with mantle piece surround, two wall lights.



KITCHEN/DINING ROOM

21'10" x 14'6" (6.66m x 4.43m) max overall
An attractive and refitted 'L' shaped kitchen dining room with :-

KITCHEN AREA

21'10" x 7'3" (6.66m x 2.23m)



Fitted with a modern range of wall and base units including cupboards and drawers, work surfaces with splashback and window sill. Integrated appliances including electric double oven with grill, five ring gas hob

and extractor hood above, one and a half bowl sink unit with drainer and mixer tap, integrated fridge and freezer, integrated wine cooler, undercounter dishwasher and integrated automatic washing machine. Useful storage cupboard housing Worcester gas fired central heating boiler along with electrical consumer unit and gas meter. Large double glazed window overlooking rear garden, double glazed side door, recess ceiling lighting, wide board wood effect "quick-step" flooring extending from the kitchen into :-

DINING AREA

13'7" x 8'0" (4.16m x 2.45m)
With double glazed window to front, double radiator beneath, continuation of kitchen units with work surface, wood effect "quick-step" flooring, recess ceiling lighting along with central pendant light fitting and vertical hung modern radiator.



TO THE FIRST FLOOR

LANDING

With loft access hatch, central pendant lighting. Useful storage cupboard.

BEDROOM ONE

10'10" x 11'5" (3.32m x 3.48m) Widening to 14'7" (4.47m)



A generous sized bright master bedroom with two double glazed windows to front, radiator beneath, fitted wardrobes to one side, central pendant light fitting.

BEDROOM TWO

10'11" x 10'10" (3.33m x 3.31m)
A light double bedroom with double glazed window to front, radiator beneath, central pendant lighting.

GUEST BEDROOM THREE

10'9" x 7'11" (3.3m x 2.42m)
With double glazed window overlooking rear garden, radiator beneath, central light fitting, access to :-

EN-SUITE SHOWER ROOM

Recently fitted with a modern white suite comprising low flush w.c., pedestal wash basin, step in shower cubicle, tiled walls, tiled floor, ladder effect heated towel rail, recess ceiling lighting and extractor fan.

BEDROOM FOUR

10'7" x 7'6" (3.25m x 2.29m)
With double glazed window to rear, radiator beneath, central pendant light fitting.

HOUSE BATHROOM

6'10" x 6'8" (2.1m x 2.04m) Refitted with a modern white three piece suite comprising low flush w.c., vanity wash basin, shaped panelled bath with shower screen and shower above, attractive tiled walls and tiled floor, ladder effect heated towel rail, double glazed window to rear, recess ceiling lighting, extractor fan.



TO THE OUTSIDE

Gravel driveway provides off-road parking for several vehicles along with electric car charging point and access to :-

DETACHED DOUBLE GARAGE

18'0" x 16'4" (5.51m x 4.98m)
Having up and over door, light, power and water laid on,