

## GARDEN

Beautifully maintained lawned gardens to front with low maintenance chip border boasting an array of established shrubs and trees, handgate to side leads to enclosed rear garden comprising shaped lawn with well stocked borders, patio area providing comfortable space for outdoor entertaining, enclosed wood chipped area with sand pit, tree swing and summerhouse. Outside water tap, further garden shed to side.



## 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

## 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		78   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



## Wetherby ~ 2 North Grove Crescent, LS22 7PY

A beautifully presented and tastefully decorated two double bedroom stone built bungalow of generous proportion occupying a large corner plot with gardens to all sides located in this highly popular area comprising individual detached properties, within level walking distance to Wetherby town centre amenities.

- Two/three bedroom detached bungalow
- Beautifully presented, tastefully decorated throughout
- Separate lounge, open plan kitchen diner with integrated appliances
- Modern utility and w.c.
- Generous conservatory to rear
- Large corner plot, scope for further development and extension, subject to planning. Plans previously approved for five bedroom detached – (now lapsed)



1 Recep



2/3 Beds



1 Bath

**£550,000 OFFERS OVER FOR THE FREEHOLD**

## 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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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

Leaving Wetherby heading north along Deighton Road, turn left onto Ainsty Road then first left again, follow the road round as it bears right to North Grove Crescent where the property is identified on the right hand side by a Renton & Parr for sale board.



## THE PROPERTY

Having undergone a programme of improvements by the current owner this substantial stone built bungalow occupies a fantastic garden plot presenting an ideal opportunity for further development and extensions (previous plans have been approved, now lapsed). The accommodation benefits from a recently installed gas fired central heating boiler, double glazed windows and in further detail giving approximate room dimensions comprises :-

## ENTRANCE HALL

Access gained via modern composite front door with double glazed panel to side, oak floor covering, double radiator, decorative ceiling cornice, ceiling spotlights.

## LOUNGE

14'5" x 12'5" (4.4m x 3.8m) into the bay  
A lovely light room with walk-in bay window to front elevation and further double glazed UPVC window to side, double radiator. A most elegant fireplace with polished stone surround and mantle piece with black granite hearth and inset coal effect gas fire, decorative ceiling cornice, wall lights, T.V. aerial.



## PRINCIPAL BEDROOM

15'1" x 11'5" (4.6m x 3.5m)  
With double glazed UPVC window to rear, double radiator beneath, tastefully decorated along with decorative ceiling cornice, built in wardrobes.



## BEDROOM TWO

14'1" x 11'9" (4.3m x 3.6m)  
Double glazed UPVC bay window to front, double radiator beneath, decorative ceiling cornice.



## SHOWER ROOM

Beautifully appointed and fitted with an attractive white suite comprising half pedestal wash basin, low flush w.c., large double shower cubicle, attractive wall and floor tiles, double glazed UPVC window to rear, chrome ladder effect heated towel rail.



## BREAKFAST KITCHEN

15'5" x 11'9" (4.7m x 3.6m)  
Fitted with a modern range of gloss handleless wall and base units, granite worktop with matching up-stand, inset one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include dishwasher, stacked Neff cooker with warming drawer, microwave oven, warming drawer and grill, undercounter fridge and separate freezer, induction hob with extractor above.  
Opening flows through into :-



## DINING AREA

9'10" x 9'6" (3m x 2.9m)  
A comfortable dining space with ample room for dining table and chairs, double radiator, decorative ceiling cornice, ceiling spotlights.



## CONSERVATORY

13'1" x 11'9" (4m x 3.6m)  
An impressive conservatory with double glazed pitched roof and UPVC windows to three sides along with single and double patio doors out to rear garden, oak floor covering.



## UTILITY

With fitted worktop, space and plumbing beneath for washing machine and tumble dryer, tiled floor covering, open shelves to one side, internal door leading to :-

## W.C.

White low flush w.c., vanity wash basin, modern Vaillant boiler in cupboard, chrome ladder effect heated towel rail.

## TO THE OUTSIDE

Occupying a most generous corner plot with wrap-a-round gardens to all sides. Set behind a stone wall, a tarmac driveway provides comfortable off-street parking serving access to integral single garage/store.