

## 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



## Wetherby ~ 2 Kings Meadow Close, LS22 7FU

A three-bedroom end terrace house, with garage and gardens to front and rear, occupying a popular cul-de-sac development on the outskirts of town. No onward chain.

- Lounge and separate dining kitchen
- Bedroom one with en-suite shower
- Two further bedrooms and coloured bathroom suite
- Driveway and garage
- Scope for modernisation



1 Recep



3 Beds



1 Bath

**£210,000 OFFERS OVER FOR THE FREEHOLD**

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## 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 turning left into Ainsty Road. After a few hundred yards entering the Kings Meadow development turn left into Kings Meadow Close and the property is identified on the righthand side by the Renton and Parr for sale board.



## THE PROPERTY

An end terraced property of three with attached garage and private garden to rear. Benefiting from gas fired central heating. The accommodation provides scope for modernisation giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, Valor convector heater, staircase to first floor.

### LOUNGE

16' x 12'7" (4.88m x 3.84m) overall

Window to front, double radiator, coal effect gas fire, double doors leading to :-



### DINING KITCHEN

15'11" x 8'5" (4.85m x 2.57m) overall  
Double glazed window to rear, double radiator, cupboard housing gas fired central heating boiler, wall and base units to kitchen area with worktops, tiled surround, stainless steel sink unit with mixer taps, base for cooker, space automatic washing machine, door to rear garden.



## FIRST FLOOR

### LANDING

With loft access.

### BEDROOM ONE

9'9" x 9' (2.97m x 2.74m) to face of wardrobes.  
Window to front, radiator, shower cubicle.



### BEDROOM TWO

9'3" x 9'1" (2.82m x 2.77m)  
Including fitted wardrobes, window to rear, radiator.



### BEDROOM THREE

6'7" x 6'6" (2.01m x 1.98m)  
Window to front, bulk head wardrobe with cupboard above.

### BATHROOM

Three piece coloured suite comprising panel bath, pedestal wash basin, low flush w.c, radiator, window and shaver socket.

## TO THE OUTSIDE

Driveway to the side, gives access to :-

### SINGLE GARAGE

16'10" x 8'5" (5.13m x 2.57m)  
Having up and over door, light, power and water laid on, window and personal door to rear.

### GARDENS

Open plan lawn garden to front with bushes and shrubs. Attached bin store with gas and electric meters. Rear garden with lawn and borders and established hedging for privacy.



## COUNCIL TAX

Band C (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