

### TO THE OUTSIDE

Tarmac drive to front, provides comfortable off street parking for two vehicles serving access to integral garage.

### GARAGE

19' 8" x 9' 10" (6m x 3m)

With manual up and over door, lighten power laid on, roof void overhead.



### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

### COUNCIL TAX

Band E (from internet enquiry)

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

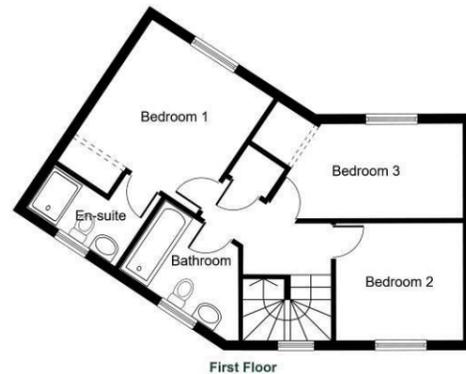
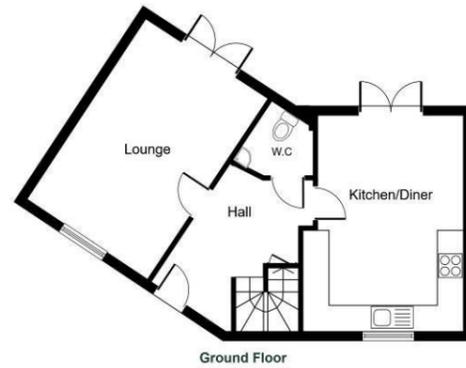
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

### 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.

Written quotations are available on request.  
Details prepared June 2022



3 Greenacres Court

NOT TO SCALE For layout guidance only

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Wetherby ~ 3 Greenacres Court LS22 7DT

A most attractive and beautifully presented three double bedroom modern detached family home, occupying a choice position on this popular and most conveniently placed residential development only a short walk to Wetherby town centre amenities.

- Three bedroom detached family home
- Popular residential development
- Master bedroom having en-suite
- Open plan dining kitchen
- Generous rear garden
- Comfortable off-street parking for two vehicles along with single garage
- Walking distance to primary and secondary schools

**£350,000 OFFERS OVER FOR THE FREEHOLD**



1 Recep



3 Beds



2 Bath

### 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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ESTATE AGENTS  
VALUERS

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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 along York Road, turn left onto Audby Lane. Take the second right onto Sandbeck Way, first right onto Nobel Crescent then immediately left into Greenacres Court where the property is identified by a Renton & Parr for sale sign.

## THE PROPERTY

A beautifully presented modern detached family home, boasting light and spacious accommodation, benefitting from double glazed UPVC windows and gas fired central heated system. The accommodation in further detail given approximate room dimensions comprises :-



## GROUND FLOOR

### ENTRANCE HALL

A generous hallway with access gained via modern composite front door with fan light above, radiator, return staircase to first floor with useful under stair storage beneath, attractive wood effect laminate floor covering that flows throughout the majority of the ground floor accommodation.

### DOWNSTAIRS W.C

Modern white suite comprising low flush w.c pedestal wash basin with tile splashback, radiator, LED ceiling spotlight, extractor fan.

## OPEN PLAN DINING KITCHEN

16'0" x 11'9" (4.9m x 3.6m)

A lovely light space with a pair of double glazed UPVC windows to front elevation, kitchen area comprising modern gloss wall and base units, cupboards and drawers, laminate worktop with matching upstand, inset one and a quarter stainless steel sink unit. Integrated appliances including fridge and freezer, Zanussi cooker, four ring gas hob with extractor hood above, space and plumbing for dishwasher and automatic washing machine. Dining area with ample space for dining table and chairs, double radiator, pair of double glazed patio doors leading out to rear garden.



## LOUNGE

16'0" x 10'9" (4.9m x 3.3m)

With double glazed UPVC window to front elevation, radiator, T.V aerial, telephone point, glazed UPVC patio doors to rear, further radiator to side.



## FIRST FLOOR

### LANDING AREA

With loft access hatch, airing cupboard housing Potterton gas fired central heating boiler, double glazed window to front elevation.

### BEDROOM ONE

9'6" x 9'6" (2.9m x 2.9m)



With double glazed UPVC window to rear, radiator beneath, built in double wardrobe to one side with sliding door. Internal doorway leading to :-

### ENSUITE SHOWER

Modern white suite comprising low flush w.c, half pedestal wash basin, part tiled walls, chrome ladder effect heated towel rail, walk in shower cubicle with attractive wall tiling, double glazed window to front elevation, ceiling spotlight, extractor fan.

### BEDROOM TWO

12'1" x 8'10" (3.7m x 2.7m)

A comfortable double bedroom with a pair of double glazed UPVC windows to front elevation, radiator beneath.



### BEDROOM THREE

14'1" x 6'10" (4.3m x 2.1m) plus recess

Double bedroom, with double glazed UPVC window to rear, radiator beneath.



### HOUSE BATHROOM

Modern white suite comprising low flush w.c, half pedestal wash basin, panelled bath with shower over, part tiled walls, attractive floor tiles, double glazed UPVC to front, extractor fan, ceiling spotlights.

