

TO THE OUTSIDE

A most attractive Indian stone flag driveway provides off street parking for two vehicles.



GARDENS

A neat parcel of lawn to front with established beach hedging to premier, wooden hand gate to side reveals path to rear garden, useful bin store, outside water tap. The rear garden is laid mainly to lawn with decorative raised borders and high perimeter fencing affording a good degree of privacy, Pergola with hard standing seating area ideal for Al Fresco dining. Spanning across the rear of the property an Indian stone flagged patio area with comfortable seating and direct access off the dining room.

COUNCIL TAX

Band E (from internet enquiry)

GENERAL

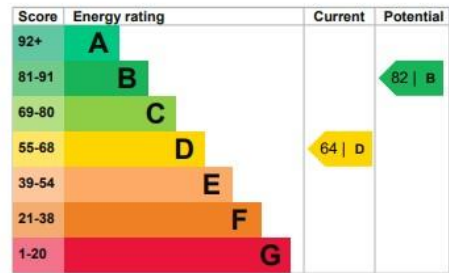
Room measurements in these particulars are only approximations and are taken to the widest point.

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.

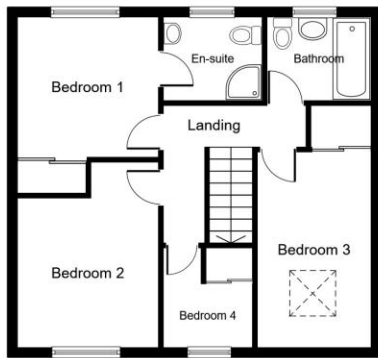
VIEWING

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

Details prepared June 2022



Ground Floor



First Floor

92 Ainsty Road, Wetherby, LS22 7FY

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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Wetherby ~ 92 Ainsty Road, LS22 7FY

A well-presented and tastefully decorated four bedroom detached family home, having converted the garage into an additional living space and fitted with a modern house bathroom. Located in this popular, established residential development on the outskirts of Wetherby.

- Four bedroom detached family home
- Lounge with wood burning stove
- Separate dining room
- Playroom
- Breakfast kitchen with underfloor heating
- Master bedroom having en-suite shower facility
- Enclosed rear garden
- Driveway parking



3 Recep



4 Beds



2 Bath

£449,950 PRICE REGION FOR THE FREEHOLD



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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 the right. Take the next left turning into Ainsty Road. Continue along Ainsty Road and the property will then be identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

A generously proportioned four bedroom detached family house, tastefully decorated throughout the accommodations benefits from modern house bathroom, double glazed UPVC windows and doors and in further detail giving approximate room sizes comprises :-



GROUND FLOOR

ENTRANCE HALL

Access gained via UPVC front door, single radiator.

DOWNSTAIRS W.C

Comprising white low flush w.c, wash hand basin, chrome ladder effect heated towel rail, tiled walls and floor tiles, double glazed window to front elevation.

PLAY ROOM

17' 4" x 7' 10" (5.3m x 2.4m)

Formally the garage this room has been converted to create

a versatile space currently used as a play room with T.V aerial, double glazed window to front, double radiator beneath, cupboard housing gas fired central heating boiler.

LOUNGE

13' 1" x 16' 4" (4m x 5m)

With double glazed window to front elevation, radiator beneath, attractive brick chimney breast with inset wood burning stove, slate hearth, T.V aerial, wall lights, decorative ceiling cornice.



DINING ROOM

13' 1" x 9' 10" (4m x 3m)

A lovely light room having double glazed window to rear along with glazed sliding patio doors out to rear garden, ample space for dining table and chairs, decorative ceiling cornice, radiator.



KITCHEN

12' 1" x 12' 1" (3.7m x 3.7m)

Fitted with a range of walnut effect wall and base units, cupboards and drawers, laminate worktop with tiled splashback, double range style cooker with five ring gas

hob, extractor hood above. Integrated appliances include 50/50 split fridge freezer, dishwasher, automatic washing machine. Tiled floor covering with under floor heating, double glazed window to rear with one and a quarter stainless steel sink unit beneath, single door to side, ceiling spotlight, useful under stairs storage cupboard.



FIRST FLOOR

LANIDNG AREA

With loft access hatch, airing cupboard.

BEDROOM ONE

9' 10" x 9' 10" (3m x 3m) plus wadrobe depth

With double glazed window to rear elevation, radiator beneath, fitted wardrobe to one side with sliding mirrored doors, T.V aerial, internal door leading to :-



ENSUITE SHOWER

A modern white suite comprising low flush w.c, wash basin, walk in shower cubicle, attractive stone wall tiles and tiled flooring with underfloor heating, a further chrome ladder effect heated towel rail, double glazed window to rear, ceiling spotlights, extractor fan.

BEDROOM TWO

9' 2" x 11' 5" (2.8m x 3.5m)

With double glazed window to front elevation, radiator beneath, T.V aerial.

BEDROOM FOUR/STUDY

8' 2" x 6' 6" (2.5m x 2m)

With double glazed window to front elevation, fitted desk beneath with telephone point, fitted wardrobe.

BEDROOM THREE

13' 1" x 8' 2" (4m x 2.5m) plus depth of wardrobe.

With Velux window to front, radiator, eaves storage, fitted wardrobe to one side.



HOUSE BATHROOM

Recently fitted with a modern suite comprising low flush w.c with concealed system, vanity wash basin, tiled in bath with shower screen above, attractive wall and floor tiles, LED ceiling spotlight, extractor fan, double glazed window to rear, chrome ladder effect heated towel rail.

