

cupboard under, close coupled w.c, chrome heated towel rail, bathroom cabinet.

BEDROOM FOUR

18'9" x 13'7" (5.72m x 4.14m) narrowing to 8'7" (2.62m) With double glazed Velux windows to front and rear pitch, radiator, ceiling lighting, access to eaves storage space.

EN-SUITE SHOWER

Three piece white suite with walk in shower, vanity wash basin, close coupled w.c, part tiled walls, tiled floor, chrome heated towel rail, illuminated bathroom cabinet.

TO THE OUTSIDE

Private road sweeps round to the rear of the property where there is a :-

DOUBLE GARAGE

19'4" x 19'8" (5.89m x 5.99m) Having electric up and over door, light and power laid on, side entrance door. Additional driveway parking in front of the garage and parking for two further vehicles as well as shared visitor parking spaces.

GARDENS

Beautiful landscape gardens to the front of generous size laid mainly to lawn with herbaceous rockeries and wide patio area, low laurel hedging with views over surrounding farmland. Outside water tap, power and lighting, closed side garden laid mainly to paving, feature stepping stones and gravel, bin store, garden shed.

AGENTS NOTES

We understand from the vendor that the property has mains water, gas and electricity. Septic tank drainage. There is an annual maintenance charge of £606.60 per annum due on the 1st February each year, reviewed annually (paid up to the 31/1/2023)

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



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ingmanthorpe (Nr Wetherby) ~ 5 Ingmanthorpe Fold, York Road, LS22 5QA

A beautifully presented, unique and spacious detached property, enjoying south facing gardens occupying a semi-rural location with views over open countryside within five minutes' drive from Wetherby town centre. Internal inspection strongly recommended.

- Reception hall with cloakroom
- Dual aspect lounge
- Open plan dining kitchen with snug area and bifold doors
- Four generous size bedrooms, each with en-suite facilities
- Double garage and two additional parking spaces
- Delightful lawned garden to front

£775,000 OFFERS REGION FOR THE FREEHOLD



1 Recep



4 Beds



4 En-suite

MISREPRESENTATION ACT

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Premium

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 B1224 York Road passing the racecourse on the right hand side, at the roundabout continue for a further half a mile before taking a second left turning opposite the old timber yard. Follow the lane for approximately a third of a mile and take the first left turning and the property is then on the right hand side.

THE PROPERTY

Ingmanthorpe Fold is situated in a delightful semi-rural location within five minutes drive from Wetherby town centre, readily accessible to the regions motorway infrastructure providing easy access to principle Yorkshire commercial centres including those of Leeds, York and Harrogate. Built approximately six years ago, forming part of a small cluster of individually styled properties, enjoying a semi-rural location with views over surrounding countryside, the property provides deceptively spacious accommodation arranged over two floors, extending to over 2,200 sq ft. Double glazed with gas fired central heating, envirovent clean air and heat recovery system throughout, underfloor heating to the ground floor, radiators to the entire upper floor, remainder of insurance backed new homes warranty expires March 2027, the accommodation in further detail giving approximate room sizes comprises.

GROUND FLOOR

Side entrance vestibule, entrance door, alarm panel, tiled floor extending through glazed inner doors to :-

RECEPTION HALL

16' 8" x 5' 10" (5.08m x 1.78m)
With tiled floor, staircase off to first floor, under stairs storage cupboard.

CLOAKROOM

W.C, vanity wash basin with cupboard under, tiled splashback, chrome heated towel rail, tiled floor.

LOUNGE

17' 7" x 15' (5.36m x 4.57 m)
A light and spacious room with dual aspect double glazed windows with views over farmland. Ceiling lighting.



OPEN PLAN LIVING/DINING/KITCHEN

29' 9" x 20' 8" (9.07m x 6.3m) overall narrowing to 13' 10" (4.22m)



L shaped room with double glazed bi-fold doors overlooking patio, garden and fields beyond, further two double glazed windows. Tiled floor, ceiling lighting, extensive range of fitted wall and base units including cupboards and drawers, matching island bar with cupboards and drawers under, Quartz worktops with

underset twin bowl sink and mixer taps, hot water tap, integrated Siemens appliances including fridge, separate freezer, dishwasher, twin ovens one incorporating microwave feature, induction hob.

UTILITY ROOM

9' 9" x 5' 9" (2.97m x 1.75m)
Matching wall and base units and worktops, inset sink and mixer taps, plumbing for automatic washing machine, space for tumble dryer, tiled floor, stable door side entrance door.

BEDROOM ONE

18' 2" x 10' 4" (5.54m x 3.15m)
Including fitted wardrobes, double glazed windows to two sides, recess ceiling lighting, archway to :-



ENSUITE DRESSING ROOM

6' 9" x 6' 4" (2.06m x 1.93m)
With door leading to :-

EN-SUITE BATHROOM

11' 6" x 6' 1" (3.51m x 1.85m)
Quality five piece suite comprising enclosed bath, close coupled w.c. twin vanity wash basins, walk in shower, tiled floor and part tiled walls, chrome heated towel rail, recess ceiling lighting. Two mirrored vanity units.



BEDROOM TWO

14' x 12' (4.27m x 3.66m)
With fitted wardrobes, double glazed window, ceiling lighting.



EN-SUITE SHOWER ROOM

Three piece suite comprising walk in shower, vanity wash basin, close coupled w.c, chrome heated towel rail, mirror fronted medicine cabinet, tile floor, part tiled walls, ceiling lighting.

FIRST FLOOR

LANDING

Velux window, radiator, walk in airing cupboard with hot water storage tank and shelving.

BEDROOM THREE

18' 9" x 14' 8" (5.72m x 4.47 m) overall narrowing to 9' 9" (2.97m)
Velux windows to front and rear pitch, ceiling lighting, radiator, access to eaves storage space.



EN-SUITE SHOWER

Tiled floor and part tiled wall with white three piece suite, comprising walk in shower, vanity wash basin with