

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.

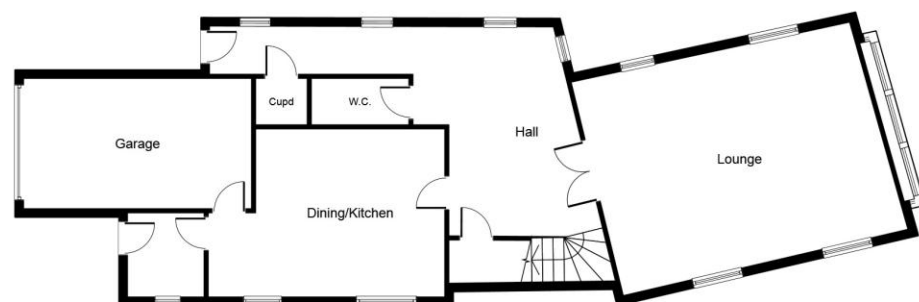
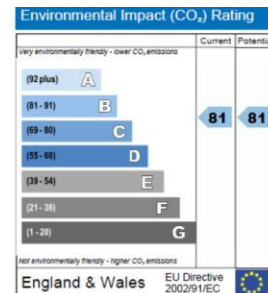
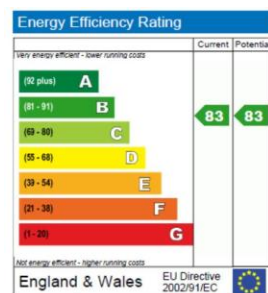
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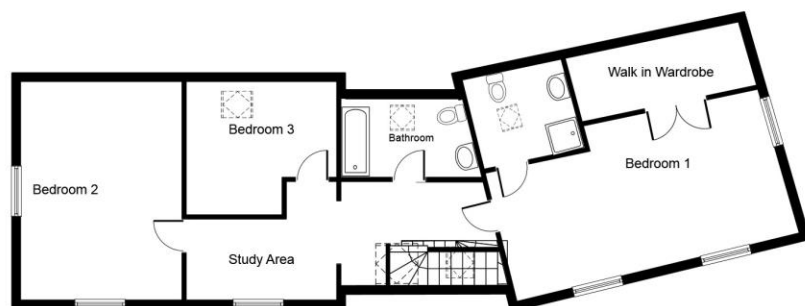
VIEWING

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

Details prepared September 2016



Ground Floor



First Floor

23 Wayside Crescent, Scarcroft, LS14 3BD

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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Scarcroft ~ 23 Wayside Crescent, LS14 3BD

A highly individual and contemporary three bedroom detached house providing deceptively spacious accommodation extending to approximately 1760 sq ft occupying a peaceful cul-de-sac location adjoining farmland with long distance views over the valley towards the White Horse at Kilburn. An internal inspection strongly recommended.

- Excellent modern detached house with EPC rating B
- Light oak flooring to most of the ground floor (excluding lounge)
- Three double bedrooms, two bathrooms
- Delightful professionally landscaped gardens with ease of maintenance
- No upward chain

£475,000 PRICE REGION FOR THE FREEHOLD



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SCARCROFT

Scarcroft is a village to the North of Leeds City Centre within easy car commuting distance of Yorkshire Commercial Centres, A1/M1 link road and M62. The Market Town of Wetherby is within 6 miles offering excellent shopping and sporting facilities such as golf courses, swimming pool etc. Schooling in the area is good.

DIRECTIONS

Leaving Wetherby along the A58 Leeds road and proceed towards Leeds through the villages of Collingham and Bardsey. On entering Scarcroft turn right into Wayside Crescent where the property is located at the top of the cul-de-sac identified by a Renton & Parr for sale board.

THE PROPERTY

An internal inspection is essential to fully appreciate the deceptively spacious and well proportioned accommodation being beautifully presented and featuring oak flooring to a large area of the ground floor, well fitted dining kitchen with integrated appliances, light and airy family lounge with bi-folding doors to rear garden. LED lighting and three double bedrooms, one with en-suite.



Benefiting from gas fired central heating system, security alarm and double glazing, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

SIDE ENTRANCE HALL

With oak entrance door and leaded light inset, three double glazed windows, LED ceiling lighting, loft access, alarm panel, radiator, built in cloaks cupboard.

INNER HALL

With oak flooring, radiator, double glazed window, LED ceiling lighting, turned oak staircase to first floor with understairs cupboard housing Baxi gas fired central heating boiler and hot water storage tank.

CLOAKROOM

Modern white suite comprising low flush w.c., pedestal wash basin, oak floor, radiator, extractor fan.

LOUNGE

18'5" x 17'4" (5.61m x 5.28m)

A light and airy room with double glazed windows to three sides including bi-folding doors to south westerly facing private garden, two radiators, dimmer ceiling lighting, T.V. and telephone points, oak framed double doors from hallway with bevelled glass panels.



DINING KITCHEN

19'1" x 13'4" (5.82m x 4.06m) Narrowing to 6'7" (2.01m).



Extensively fitted with quality range of wall and base units including cupboards and drawers, granite worktops and splashbacks, one and a half bowl under set sink unit with mixer taps, waste disposal unit, integrated appliances including oven, induction hob with extractor hood above, microwave, dishwasher and housing for American style fridge freezer, two double glazed windows with long distance views towards the white horse at Kilburn and fields beyond, LED ceiling lighting, wall mounted T.V. point, oak flooring, radiator, space for table and chairs, wine rack. Integral access to garage.

UTILITY ROOM

6'7" x 6' (2.01m x 1.83m)

With matching granite worktops and splashbacks, under set sink unit with mixer taps, wall and base cupboards, double glazed window, plumbed for automatic washing machine, ceiling lighting, extractor fan, radiator, entrance door.

FIRST FLOOR

LANDING

With two velux double glazed windows for maximum natural light, LED ceiling lighting, radiator.

MASTER BEDROOM SUITE

18'6" x 17'6" (5.64m x 5.33m)

Including walk-in wardrobe 10'3" x 5'9" (3.12m x 1.75m). Double glazed windows to two sides with "breath-taking" views over adjoining farmland and the valley beyond, radiator, T.V. and telephone points.



EN-SUITE SHOWER ROOM

Tiled walls and matching floor with three piece suite comprising walk-in shower cubicle, pedestal wash basin, low flush w.c, chrome heated towel rail, ceiling lighting, velux window with blind, extractor fan.

BEDROOM TWO

17'4" x 10' (5.28m x 3.05m) Widening to 12'10" (3.91m).

Double glazed windows to two sides including long distance views over farmland and the white horse at Kilburn. Radiator, T.V. point, loft access.

BEDROOM THREE

12'x 10'7" (3.66m x 3.23m) max

Velux window with blind fitted, radiator.



STUDY AREA

9'1" x 6'3" (2.77m x 1.91m)

Plus recess, radiator, double glazed aspect window.

BATHROOM

9'x 6'2" (2.74m x 1.88m) average

Tiled walls and matching floor with three piece white suite comprising panelled bath with mixer taps and shower attachment, further shower and screen above, pedestal wash basin, low flush w.c., chrome heated towel rail, velux window with fitted blind, ceiling lighting and extractor fan.

TO THE OUTSIDE

Situated at the head of the cul-de-sac with fields to the northern boundary. The front of the property has block paved driveway and parking for two for three vehicles, leading to an :-

INTEGRAL GARAGE

18'x 10' (5.49m x 3.05m)

Having Hormann electrically operated up and over doors, light and power laid on. Integral access door to kitchen.

GARDENS

Side gate and path gives access to a delightful professionally landscaped south westerly facing rear garden, enclosed and private, manageable with screening beech and conifer hedging. Timber decking area with shaped lawns and herbaceous borders with lavender and broom. Patio area and gravelled area to the side capturing the evening sunset. Outside water tap and security lighting.

COUNCIL TAX

Band F (from internet enquiry).

GENERAL

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

