

## TO THE OUTSIDE

The property enjoys a double width paved driveway to the front providing off-street parking. A well maintained lawned garden with mature borders and hedging to front. To the rear, the garden is laid mainly to lawn with flower borders and established shrubs and mature trees to the perimeter, along with wooden fence for additional privacy and handgate to the rear of the garden.

The property also enjoys a generous stone flagged patio area providing the ideal space for outdoor entertaining an 'al-fresco' dining. Large garden shed.



## 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

## 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 2017



## Wetherby ~ 44 Hall Orchards Avenue, LS22 6SN

A genuinely spacious four bedroom detached family house, having been extended over the years the property now offers two reception rooms, an open plan "L" shaped kitchen/diner with sun room to rear. To the first floor a generous Master bedroom with en-suite facility.

- Extended and improved four bedroom detached house
- Open plan 'L' shaped kitchen/diner with sun lounge
- Separate lounge and dining room along with utility and downstairs w.c.
- Three double bedrooms, Master having en-suite facility
- Single bedroom four
- Good size garden to rear with mature hedging and established trees to perimeter

**£345,000** PRICE REGION FOR THE FREEHOLD

## MISREPRESENTATION ACT

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01937 582731  
sales@rentonandparr.co.uk  
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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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

Heading north out of Wetherby town along North Street, turn right onto York Road proceed for a short distance then take the third right onto Hall Orchards Avenue follow the road and the property is identified on the right hand side by a Renton & Parr for sale board.



### THE PROPERTY

Extended and improved over the years, the property now offers good sized family accommodation both ground and first floor. The property which benefits from double glazed UPVC windows and gas fired central heating in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

Access via modern UPVC door with glazed panelling to side, wood effect laminate floor covering, staircase to first floor, double radiator, ceiling cornice.

#### DOWNSTAIRS W.C.

White low flush w.c., pedestal wash basin with part tiled walls, slate effect floor covering, extractor fan, ceiling light.

#### LOUNGE

15'5" x 10'11" (4.7m x 3.33m)

With double glazed window to front aspect, wood burning stove mounted upon slate hearth, T.V. aerial, telephone point, ceiling cornice, double internal doors leading through into :-



#### OPEN PLAN KITCHEN / DINER

27'10" x 8' (8.48m x 2.44m) overall

Kitchen area comprising a range of modern wall and base units, cupboards and drawers, inset one and a quarter bowl sink unit with drainer and flexible hose mixer tap, five ring gas hob with extractor hood above, Indesit double oven, space and plumbing for automatic washing machine and dishwasher, space for American style fridge freezer, rolled work surfaces and matching breakfast bar with radiator beneath, wall mounted Worcester Bosch combi-boiler, double glazed window to rear aspect enjoying pleasant outlook over garden, rear patio.



#### DINING AREA

11'5" x 8' (3.48m x 2.44m)



With wood effect laminate floor covering. The room flows seamlessly into :-

#### SUN LOUNGE

12'4" x 7'9" (3.76m x 2.36m)

With UPVC double glazed windows to three sides creating a light and spacious room, with tiled floor covering, inset LED ceiling spotlights, T.V. aerial, single side door.

#### DINING ROOM

15'x7'8" (4.57m x 2.34m)

With double glazed window to front aspect with double radiator beneath, ceiling cornice, ample space for generous dining table and chairs.



#### UTILITY ROOM

10'7" x 4'4" (3.23m x 1.32m)

With double glazed window to front aspect, work surfaces with space for tumble dryer beneath, plumbed for automatic washing machine.

#### REAR PORCH

With hanging space for cloaks and storage beneath, tiled floor covering, composite door to rear.

### FIRST FLOOR

Split staircase.

#### LANDING

With loft access hatch, ceiling cornice.

#### BEDROOM ONE

13'6" x 7'10" (4.11m x 2.39m)

With double glazed window to side, radiator beneath, fitted wardrobes to one side with ample hanging and storage space.

#### EN-SUITE

6'10" x 5'7" (2.08m x 1.7m)

Finished to a high standard and fitted with an attractive white suite comprising vanity wash basin, low flush w.c., with concealed cistern, walk-in shower cubicle with wall

mounted Triton electric shower, sliding glass shower screen, attractive wall and floor tiles, chrome ladder effect heated towel rail, double glaze window to side, extractor fan.

#### BEDROOM TWO

12'2" x 11'10" (3.71m x 3.61m)

A lovely light room with large double glazed window to front aspect, radiator beneath, wood effect floor covering, ceiling cornice.

#### BEDROOM THREE

12'7" x 11'2" (3.84m x 3.4m)

With double glazed window to rear aspect, radiator beneath, ceiling cornice.



#### BEDROOM FOUR

8'5" x 7' (2.57m x 2.13m)

With double glazed window to front, double radiator beneath, wood effect floor covering, ceiling cornice.

#### HOUSE BATHROOM

8'8" x 7'10" (2.64m x 2.39m)

Finished to a high standard and fitted with a modern white suite comprising vanity wash basin with low flush w.c., concealed cistern, large corner Jacuzzi bath, separate shower cubicle with contemporary chrome shower fitting and sliding shower screen, attractive tiles to wall and floor covering, double radiator, additional heated towel rail, two double glazed windows to rear aspect, extractor fan.

