

door. To the rear, a pleasant lawn with fenced perimeter and two raised decked area's and patio, ideal for outdoor relaxation, attractive stone patio with access off living kitchen room.



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) 5827 31

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 October 2020

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 18 Park View, LS22 7UT

A genuinely spacious and beautifully presented three/four bedroom semi-detached family home located on this popular modern development built by renowned builders, David Wilson Homes, enjoying ease of access to Wetherby town centre amenities.

- Three/four bedrooms
- Stylish modern kitchen with dining area
- Principal bedroom with en-suite shower facility
- Two further double bedrooms
- Ground floor study/bedroom four
- South westerly facing garden and raised decked areas



2 Recep



3/4 Beds



1 Bath

£344,950 PRICE REGION FOR THE FREEHOLD

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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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

Heading north along Deighton Road leaving Wetherby turn right at the mini roundabout passing Aldi on the left hand side onto Sandbeck Lane. Taking the second exit continue over the roundabout onto the development taking the first right onto Park View and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Built by well renowned builders David Wilson Homes the property is tastefully decorated and immaculately presented throughout enjoying a pleasant south westerly facing garden with raised decked areas and patio ideal for outdoor entertaining. The accommodation in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

Access gained via modern composite front door with fan-light above, radiator, staircase to first floor.

DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., pedestal wash basin, tiled splashback, double glazed window to side elevation, radiator beneath, extractor fan.

DRYING ROOM

With wall mounted Ideal standard gas fired central heating boiler. Space for washing machine. Extractor fan.

LIVING KITCHEN/DINER

20' 22" x 13' 7" (6.65m x 4.14m) plus walk-in bay window to rear.



A stylish and modern kitchen fitted with a range of white gloss wall and base units, laminate work top with matching up-stands, inset Franke stainless steel sink unit with mixer tap, integrated appliances including double stacked oven, four ring gas hob with extractor hood above, space for fridge freezer, attractive Karndean flooring that flows through into :-

SITTING/DINING AREA

With ample space for dining table and chairs, two double radiators, T.V. aerial, walk-in bay to rear with double glazed windows to side and double UPVC patio doors that open out onto a delightful patio and garden beyond. Understairs storage housing tumble dryer.



STUDY/BEDROOM FOUR

7' 9" x 6' 5" (2.36m x 1.96m)

With double glazed window to front elevation, radiator, Karndena flooring.

FIRST FLOOR

With radiator. Retuned staircase to second floor.

LOUNGE

13' 8" x 11' (4.17m x 3.35m)



With two double glazed windows to rear aspect. Two radiators, T.V. aerial.

BEDROOM THREE

13' 7" x 9' 10" (4.14m x 3m)

With two double glazed windows to front aspect, radiator beneath. T.V. aerial.



HOUSE BATHROOM

A contemporary white suite comprising low flush w.c., pedestal wash basin, panelled bath with wall-mounted shower and shower screen above, part tiled walls, Karndean flooring, extractor fan.



SECOND FLOOR

LANDING

With loft access hatch and airing cupboard.

BEDROOM ONE

13' 8" x 11' (4.17m x 3.35m)

With two double glazed windows to rear elevation, radiator beneath. (The bedroom and en-suite are on their own independent thermostat control) T.V. aerial, internal door leading to :-



EN-SUITE

Contemporary white suite comprising white low flush w.c., pedestal wash basin, walk-in shower cubicle with tiled walls, Karndean flooring, ladder effect heated towel rail, extractor fan, double shaver socket.

BEDROOM TWO

13' 8" x 10' (4.17m x 3.05m)

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



TO THE OUTSIDE

Tarmac drive to side provides off-street parking and serves access to :-

SINGLE GARAGE

17' 2" x 9' 2" (5.23m x 2.79m)

With manual up and over door, light and power laid on, electronic car charging point.

COUNCIL TAX

Band E (from internet enquiry).

GARDENS

A neat parcel of lawn to front with flagged path to entrance