



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.

COUNCIL TAX

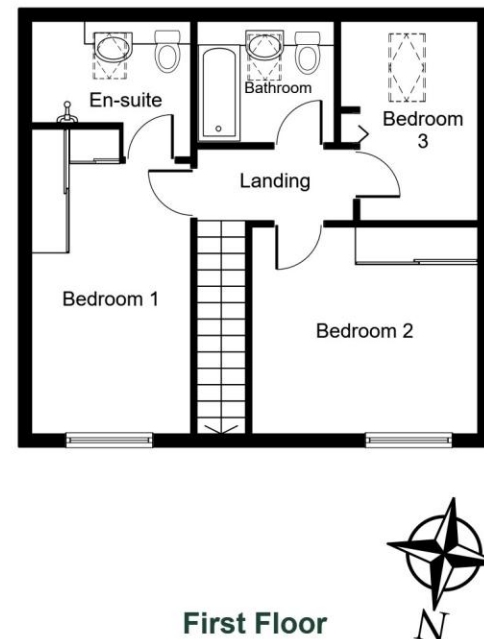
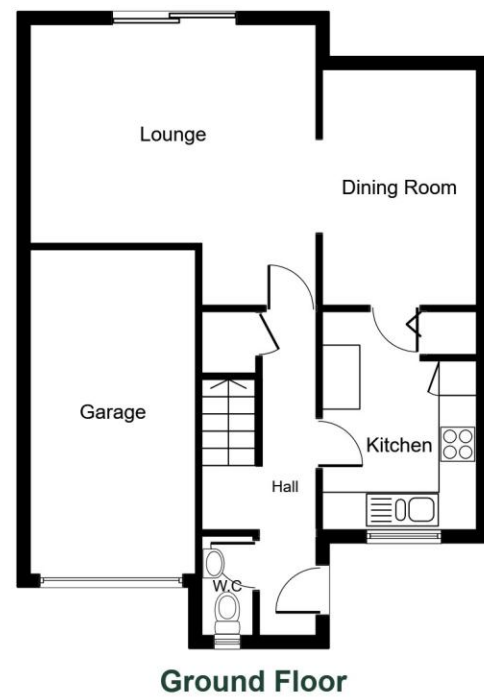
Band D (from internet enquiry).

VIEWING

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

Details prepared October 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



3 Barleyfields Court, Wetherby, LS22 6FZ

NOT TO SCALE For layout guidance only
Total floor area 107.8 sq. m. (1,160 sq. ft.) Approx (Including Garage)



Wetherby ~ 3 Barleyfields Court, LS22 6FZ

A three-bedroom mid-townhouse conveniently situated with easy access to the town centre within close proximity to St Josephs primary school and overlooking Hudson Park (Millennium Field) with the Harland Way and country walks on the doorstep. Available with no upward chain.

- Lounge, dining room and kitchen
- Downstairs cloakroom and w.c.
- Bedroom one with fitted wardrobes and en-suite wet room
- Two further bedrooms and bathroom
- Integral garage, private enclosed south facing paved garden to rear

£255,000 PRICE REGION FOR THE FREEHOLD

 **2 Recep**
 **3 Beds**
 **Wetroom**
 **1 Bath**

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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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

Leaving Wetherby along Deighton Road turn left into York Place bearing round to the left into Grosvenor Terrace and then right into Sandringham Road. At the top turn right into Barleyfields Road and take the fourth left into Barleyfields Court where the property is situated on the left hand side identified by the agents for sale board.



THE PROPERTY

Ideally located this three bedroom property would now benefit from modernisation and in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

With front entrance door, staircase to first floor with understairs storage cupboard.

CLOAKROOM

Low flush w.c., wash basin with tiled splashback.

LOUNGE

15' x 11' 6" (4.57m x 3.51m) widening to 14' 8" (4.47m) With double glazed patio door overlooking private rear garden with woodland backdrop, decorative beams, open doorway to :-



DINING ROOM

12' 5" x 8' 1" (3.78m x 2.46m)

Double glazed window to rear.



KITCHEN

11' 5" x 8' 1" (3.48m x 2.46m)



With range of wall and base units including cupboards and drawers, work surfaces with tiled surrounds, one and a half bowl sink unit with mixer tap, space for cooker, plumbing

for automatic washing machine, space for fridge freezer, cupboard housing Johnson Starley boiler for ducted warm air heating system.

FIRST FLOOR

LANDING

Loft access with retractable ladder to part boarded and insulated loft with light laid on.

BEDROOM ONE

13' 6" x 8' 10" (4.11m x 2.69m)

Fitted wardrobes with floor to ceiling sliding mirror doors, double glazed window to front with views towards the park.



EN-SUITE WET ROOM

Comprising shower, half pedestal wash basin, close-coupled w.c., chrome heated towel rail, Velux type window.

BEDROOM TWO

11' 1" x 11' (3.38m x 3.35m)

With fitted wardrobes having floor to ceiling sliding mirror doors, double glazed window to front.



BEDROOM THREE

10' 5" x 8' 2" (3.18m x 2.49m) overall

Velux window, telephone point, airing cupboard with insulated tank.

BATHROOM

Three piece coloured suite comprising panelled bath, pedestal wash basin, low flush w.c., velux style window.



TO THE OUTSIDE

Gravel driveway providing off-road parking gives access to :-

INTEGRAL GARAGE

16' 8" x 8' 8" (5.08m x 2.64m)

Having up and over door.

GARDENS

Lawned to front with bushes and shrubs. Enclosed garden to rear mainly paved for ease of maintenance and up-keep with a variety of potted plants, acers and ferns. South facing aspect with tree-lined backdrop.