

the property.

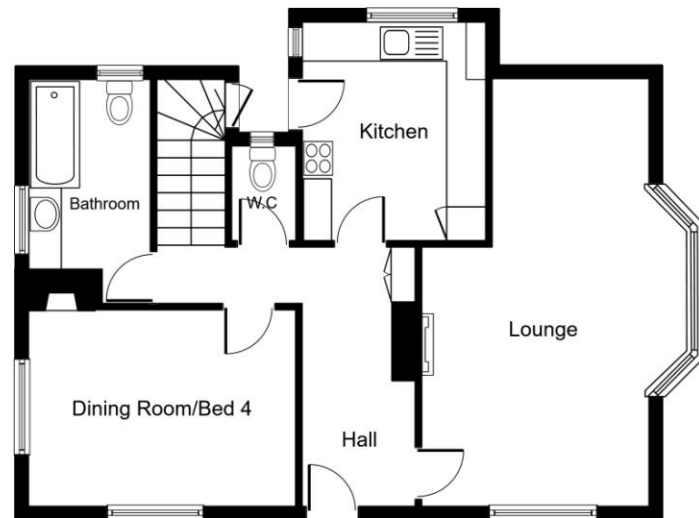
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

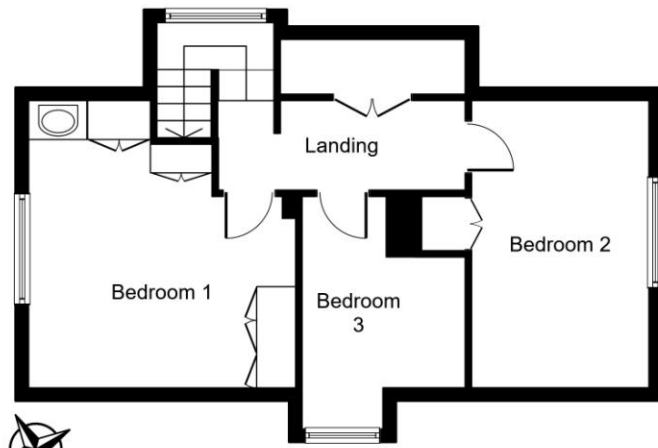
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937)582731

Details prepared November 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

1 Hellwood Lane, Manor Park, Scarcroft, Leeds, LS14 3BP NOT TO SCALE For layout guid  
Total floor area 117.0 sq. m. (1,259 sq. ft.) Approx



**Scarcroft ~ Pantiles, 1 Hellwood Lane, LS14 3BP**

Built in the 1950's a "cottage-style" three/four-bedroom detached house now providing scope for further modernisation and extension, subject to planning approval. A popular location within commuting distance of Leeds. No upward chain.

- Attractive lounge and separate dining room/bedroom four
- Kitchen and bathroom on the ground floor
- Three first floor bedrooms
- Partial gas fired central heating and replacement double glazed windows
- Garage and gardens

**£425,000** PRICE REGION FOR THE FREEHOLD



2 Recep



3/4 Beds



1 Bath

**MISREPRESENTATION ACT**

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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

Proceeding from Wetherby towards Leeds along the A58 passing through Scarcroft, passing the village hall on the left turn left into Hellwood Lane and immediately left again down a private drive and the property is identified by a Renton & Parr for sale board.

## THE PROPERTY

An individual "cottage-style" stone built detached house, recently re-wired (2016), and with partial gas fired central heating boiler installed 2016, the property would benefit from further modernisation and with scope for extension, subject to planning consent in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

UPVC framed and double glazed entrance door, radiator, cloaks cupboard.

### CLOAKROOM

Tiled walls and low flush w.c.

### LOUNGE

21'10" x 14'9" (6.65m x 4.5m) overall  
With double glazed windows to two sides including deep bay, fireplace with coal effect gas fire, two wall light points, two radiators, serving hatch from kitchen.



## DINING ROOM / BEDROOM FOUR

13'6" x 9'1" (4.11m x 2.77m)  
Double glazed windows to front and side elevation, double radiator, display niche with cupboard under.



## KITCHEN

11'1" x 9'3" (3.38m x 2.82m)  
With range of wall and base cupboards, worktops, half tiled walls, stainless steel sink unit with mixer taps, Worcester gas fired central heating boiler, double glazed window and door to side and rear, plumbed for automatic washing machine.



## BATHROOM

11'4" x 6'2" (3.45m x 1.88m) max  
Having tiled walls and coloured suite comprising panelled bath, low flush w.c., vanity wash basin with cupboards under, shaver socket, double glazed window to two sides, Dimplex heater, heated towel rail.



## FIRST FLOOR

### LANDING

Radiator.  
Access to eaves storage. Loft access point.

### BEDROOM ONE

14'6" x 13'7" (4.42m x 4.14m) overall  
Including fitted wardrobes and shelving with cupboards above, two further double wardrobes with cupboards over, vanity wash basin with cupboard under, double glazed window.



### BEDROOM TWO

14'6" x 9' (4.42m x 2.74m)  
With built in wardrobe, double glazed window.

### BEDROOM THREE

10' x 8'3" (3.05m x 2.51m) plus window recess  
With double glazed window.

## TO THE OUTSIDE

Double width driveway provides on-site parking, in turn leading to :-

## DETACHED GARAGE

17'3" x 10' (5.26m x 3.05m)  
Having up and over door, light, power and water. Personnel side door and window to rear.



## GARDENS

Copperbeech hedging to the front with raised herbaceous border, lawns to three sides with bushes and shrubs. Concrete base to a drying area at the side of the property.



## 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