

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.

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

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

Details prepared December 2020



Wetherby ~ Stable Cottage, 9 Wetherby Grange, LS22 5PB

A delightfully situated stone-built cottage in this beautiful parkland setting on the banks of the River Wharfe approximately 1/2 a mile from the A1 and 1 mile from Wetherby town centre.

- Converted in the late 1990's by Country & Metropolitan Homes from former racehorse stables
- Versatile accommodation with master bedroom and bathroom on the first floor
- Generous size lounge
- Separate kitchen/bedroom three and study/bedroom two
- Delightful landscaped gardens enjoying south easterly aspect and double garage

£399,950 PRICE REGION FOR THE FREEHOLD



1 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

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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

From Wetherby proceeding along the A168 for approximately 100 yards turn left along Old Boston Road signposted Grange Park. Passing over the A1 and into the park follow the road along the River Wharfe passing Grange Park Sports Club and Waterside Business Park on the right. Pulling into the gravel parking area walk through into the second courtyard where No.9 is situated in the corner.

THE PROPERTY

Delightfully situated within this sympathetically converted range of former stables and outbuildings forming what was part of Grange Park Estate.

Stable Cottage provides versatile accommodation with the ground floor comprising lounge, kitchen, dining room and study. However, the dining room and study could equally be used and adapted for additional bedrooms to compliment the principal bedroom on the first floor.

The gardens to the rear are an absolute delight, landscaped and enjoying a south easterly facing aspect.

The accommodation benefiting from gas fired central heating in further detail giving approximate room sizes comprises :-

ENTRANCE HALL

With front entrance door.

CLOAKROOM

Low flush w.c., with pedestal wash basin, tiled splashback, window, radiator.

LIVING ROOM

16'8"x15'7" (5.08m x 4.75m)
With double glazed window and French door to garden. Further window overlooking courtyard, two radiators, four wall light points, stone fireplace and hearth with wood burning stove. Staircase off to first floor.



KITCHEN

10'5"x7'10" (3.18m x 2.39m)
Being a step down from the living room and comprising a range of oak fronted wall and base units including cupboards and drawers, work tops and tiled surrounds, one and a half bowl sink unit and mixer taps, built in double oven, microwave and hob with hood above, fridge and freezer, dishwasher, cupboard concealing Ideal gas fired central heating boiler. Double glazed window.



DINING ROOM / BEDROOM THREE

13'4"x9'8" (4.06m x 2.95m)
Having three double glazed windows, exposed ceiling beam, two radiators.

UTILITY CUPBOARD

With radiator and shelving. We understand from the vendor that there is plumbing available for an en-suite, if required.

STUDY/BEDROOM TWO

11'3"x9'6" (3.43m x 2.9m)
Double glazed windows to two sides, fitted wardrobes with shelving and sliding floor to ceiling doors.

FIRST FLOOR

LANDING

Built in linen cupboard.

BEDROOM ONE

16'9"x15'9" (5.11m x 4.8m)
Including wardrobes, having two Velux windows, extensive range of fitted bedroom furniture including wardrobes, cupboards and drawers, bedside cabinets, matching bedhead and dressing table, radiator.



BATHROOM

10'x7'8" (3.05m x 2.37m) overall
Having four piece white suite comprising panelled bath, pedestal wash basin, low flush w.c. shower cubicle, half tiled walls, Velux window.



TO THE OUTSIDE

The property enjoys a delightful courtyard setting overlooking communal lawned area to front. To the rear there is a delightful landscaped garden beautifully maintained with shaped lawns and well-stocked borders

with a variety of bushes and shrubs. Stone flagged patio area enjoys a south easterly facing aspect.



A short walk from the property there is a :-

A DOUBLE GARAGE

15'9"x18'1" (4.8m x 5.51m)
Having electric up and over door, light and power laid on.

There is also access to a small paddock for use by the residents for social, domestic and pleasure purposes.



COUNCIL TAX

Band F (from internet enquiry)

AGENTS NOTE

We understand that there is currently £45 per month communal management charge. All residents are shareholders.

GENERAL

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