

BEDROOM FOUR/ OFFICE

9'5" x 7'2" (2.87m x 2.18m)  
With double glazed UPVC window to front elevation, radiator beneath, fitted cupboards to one side along with overstairs storage, decorative ceiling cornice.

HOUSE BATHROOM

8'11" x 5'5" (2.72m x 1.65m)  
An attractive modern bathroom suite comprising white low flush w.c., vanity wash basin with cupboards beneath, 'p' shaped bath with shower screen and shower above, wall tiles, LED ceiling spotlight, white slatted window blind, extractor fan, radiator.



TO THE OUTSIDE

To the front, a generous block paved driveway providing comfortable off-street parking for four vehicles with additional turning bay.

GARDENS

Shaped lawn to front with hedging to the perimeter, stone wall to front extends around the side round to a stone flagged patio area with garden shed and wrought iron gate leading to rear garden. The rear garden is low maintenance in nature having been hard landscaped with stone flags of approximately 50 sq metres, softened with a raised flower border. High fencing to perimeter provides a good degree of privacy altogether lending this rear courtyard/garden to be ideal for outdoor entertaining.



COUNCIL TAX

Band F (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

Details prepared February 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	76   C
39-54	E		
21-38	F		
1-20	G		




Wetherby ~ 3 Knights Croft, LS22 7TJ

An immaculately maintained, extended four-bedroom detached family home situated in a desirable quiet cul-de-sac location within level walking distance of Wetherby town centre and local primary schools. Available with the benefit of no onward chain.

- Four-bedroom detached family home
- Three good size reception rooms
- Fitted kitchen along with utility and downstairs w.c.
- Master bedroom with fitted furniture
- Guest bedroom with en-suite and fitted furniture
- Enclosed garden to rear

£425,000 PRICE REGION FOR THE FREEHOLD

  
3 Recep

  
4 Beds

  
1 Bath

  
En-suite

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS  
01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

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 North Street proceed until it becomes Deighton Road, turn right onto Templar Gardens and first left onto Knights Croft where the property is quietly positioned on the left hand side identified by a Renton & Parr for sale sign.

**THE PROPERTY**

An immaculately presented, extended detached family home boasting generous and open plan living accommodation to the ground floor, benefiting from gas fired central heating, fully re-wired in 2017, fitted blinds included in sale, double glazed UPVC windows and doors in further detail giving approximate room dimensions comprises :-

**GROUND FLOOR**

**ENTRANCE HALL**

Access gained via modern composite front door with obscure glazed panel to side with fitted blind, wood effect laminate floor covering, double radiator, decorative ceiling cornice, useful understairs store cupboard with light.

**BREAKFAST KITCHEN**

13'5" x 10'3" (4.09m x 3.12m)



Fitted with a range of modern wall and base units, cupboards and drawers and glass display cabinet, laminate work top with matching up-stand and window sill, integrated appliances include dishwasher, Samsung

ceramic hob with extractor hood above, Samsung cooker, fridge freezer, double glazed UPVC window to rear, LED ceiling spotlights, tiled floor covering that flows through into :-

**SIDE LOBBY**

With UPVC door to outside, single radiator.

**UTILITY/W.C**

Automatic Bosch washing machine and tumble dryer, white low flush w.c., and vanity wash basin, double glazed UPVC window to side and rear elevation, blue venetian blind included in sale, wall mounted Worcester Bosch boiler.

**DINING ROOM/ OFFICE**

17'3" x 8'9" (5.26m x 2.67m) With double glazed UPVC windows to front and side elevation, radiator, wood effect laminate floor covering, T.V. aerial.



**LOUNGE**

15'6" x 13' (4.72m x 3.96m)



With large double glazed UPVC window to front elevation, full width radiator beneath. A most attractive and eye catching fire place with "living flame" coal effect gas fire,

hand painted inset tiles, wooden surround and mantle piece, tiled hearth, two T.V. points, decorative ceiling cornice, large opening through into adjacent :-

**SITTING/DINING AREA**

18'9" x 11'11" (5.72m x 3.63m)

With double glazed UPVC window to both front and rear elevation, radiators beneath, space for dining table and chairs, decorative ceiling cornice, telephone point.



**SUN ROOM**

10'4" x 9'5" (3.15m x 2.87m)

With double glazed UPVC patio doors leading out to rear garden, decorative ceiling cornice. Single radiator.



**FIRST FLOOR**

**LANDING AREA**

With loft access hatch and ladder leading to partially boarded loft space, fitted linen cupboard, decorative ceiling cornice.

**MASTER BEDROOM**

13'2" x 12'6" (4.01m x 3.81) (to front of wardrobe)

A generous double bedroom with modern fitted furniture to two sides comprising floor to ceiling wardrobes with

ample hanging space, shelving within, matching dressing table with cupboard above and LED downlighting, large double glazed UPVC window to front elevation, radiator beneath, T.V. point, decorative ceiling cornice.



**BEDROOM TWO**

13'1" x 10'3" (3.99m x 3.12m)

With large double glazed UPVC window to rear, radiator beneath, decorative ceiling cornice, broadband connection.

**GUEST BEDROOM THREE**

17'3" x 9'9" (5.26m x 2.97m) (to front of wardrobe)

A light and spacious room having dual aspect with double glazed UPVC windows to front and side elevation, white curtains and side roller blind included in sale, double radiator beneath, fitted bedroom furniture to two sides, decorative ceiling cornice. TV point.



**EN-SUITE SHOWER ROOM**

9'8" x 5'5" (2.95m x 1.65m)

A modern white suite comprising low flush w.c., half pedestal wash basin, generous walk-in shower cubicle with wall mounted shower fittings, tiled walls and floor tiles, double radiator, double glazed UPVC window to rear, white slatted window blind, LED ceiling spotlights, extractor fan, underfloor heating.

