

## GARDENS

A neat parcel of lawn to front with well-stocked flower borders and fenced perimeter. The rear garden has been landscaped and terraced comprising two level areas of lawn along with raised decked areas, ideal for outdoor entertaining or 'al-fresco'dining. To the head, sleeper beds with established hedging, garden shed.



## 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.

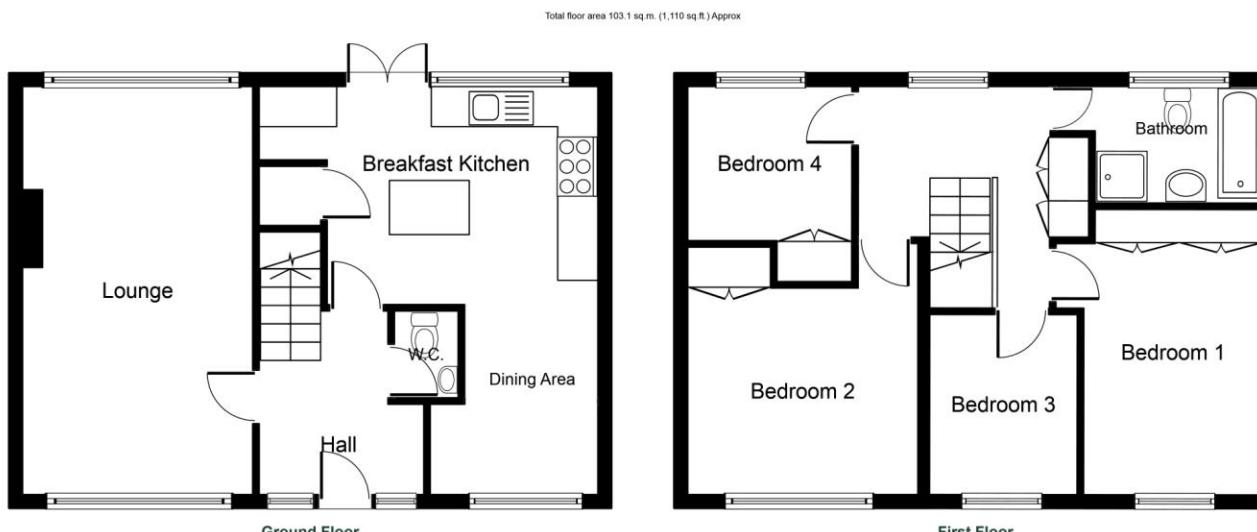
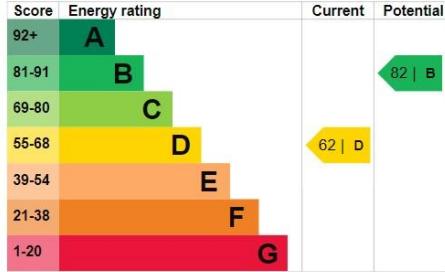
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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



32 Freemans Way, Wetherby, LS22 6YW

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## Wetherby ~ 32 Freemans Way, LS22 6YW

Having undergone a recent programme of modernisation this spacious four bedroom semi-detached home now boasts a superb breakfast kitchen with integrated appliances along with a stylish house bathroom. Beautifully presented and tastefully decorated throughout with gardens to front and rear.

**£295,000 PRICE REGION FOR THE FREEHOLD**

- Modernised four bedroom semi-detached
- Excellent breakfast kitchen with dining area
- Stylish house bathroom
- Beautifully presented and modernised throughout
- Gardens to front and rear
- Off-street parking



CHARTERED SURVEYORS  
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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. petrol station turn right onto York road, take the second right onto Hallfield Lane, then first left onto Freemans Way. Follow the road round and the property is identified on the left hand side by a Renton & Parr For Sale sign.

## DIRECTIONS

Leaving Wetherby along North Street, at the Morrisons petrol station turn right onto York road, take the second right onto Hallfield Lane, then first left onto Freemans Way. Follow the road round and the property is identified on the left hand side by a Renton & Parr For Sale sign.

## THE PROPERTY

Recently modernised and refurbished throughout this contemporary four bedroom semi-detached provides the ideal starter/young family home. Within level walking distance to Wetherby town centre and a range of local primary schools. The accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

With modern composite front door with double glazed UPVC windows to side, single radiator, staircase to first floor, attractive wood effect laminate floor covering.

### DOWNSTAIRS W.C.

Modern white suite comprising low flush w.c., vanity wash basin with tiled splashback, tiled floors and part tiled walls.

### LOUNGE

19'10" x 11' (6.05m x 3.35m)



A light and airy room with double glazed UPVC windows to front and rear elevation, radiators beneath each, modern fireplace with electric fire, wooden surround and mantle, T.V. aerial, wall lights, decorative ceiling cornice.

### BREAKFAST KITCHEN

16'6" x 11'1" (5.03m x 3.38m)

Recently fitted with an eye catching kitchen comprising a range of Shaker style wall and base units, cupboards and drawers, laminate Quartz effect worktops with matching up-stand, inset one and quarter sink unit with mixer tap, range cooker with five ring gas hob and extractor hood above. Integrated appliances include fridge, freezer and dishwasher, space and plumbing for automatic washing machine, integrated microwave, large central island with matching worktops and overhang creating breakfast bar, integrated wine cooler and drawers beneath, useful under stairs storage cupboard. A contemporary vertical radiator, LED ceiling spotlights, double glazed window and double patio doors to rear, wood effect laminate floor covering that flows into adjacent dining area.



### DINING AREA

8'7" x 8'2" (2.62m x 2.49m) (max)

With double glazed UPVC window to front aspect, LED ceiling spotlights. Fitted bench to one side.



### FIRST FLOOR

### LANDING AREA

With double glazed UPVC window to rear, radiator beneath, LED ceiling spotlights, airing cupboard.

### BEDROOM ONE

11'5" x 8'9" (3.48m x 2.67m)

With double glazed window to front elevation, radiator beneath, fitted wardrobes to one side with mirrored doors.



### BEDROOM TWO

10'11" x 10' (3.33m x 3.05m)

With double glazed window to front elevation, radiator beneath, modern double wardrobes fitted to one side, loft access hatch.



### BEDROOM THREE

7'10" x 7'5" (2.39m x 2.26m)

With double glazed window to front, radiator beneath.

### BEDROOM FOUR

7'11" x 7'9" (2.41m x 2.36m)

With double glazed window to rear, radiator beneath, modern fitted wardrobe. T.V. aerial.

### HOUSE BATHROOM

Recently fitted with a stylish white suite comprising white low flush w.c., full width bath, vanity wash basin with drawers beneath, generous walk-in shower cubicle with attractive grey wall and floor tiles, double glazed window to rear, chrome ladder effect heated towel rail, LED ceiling spotlights, extractor fan.



### TO THE OUTSIDE

"Crunch-gravel" driveway to front provides comfortable off-street parking for several vehicles along with path leading to front door.