

**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**

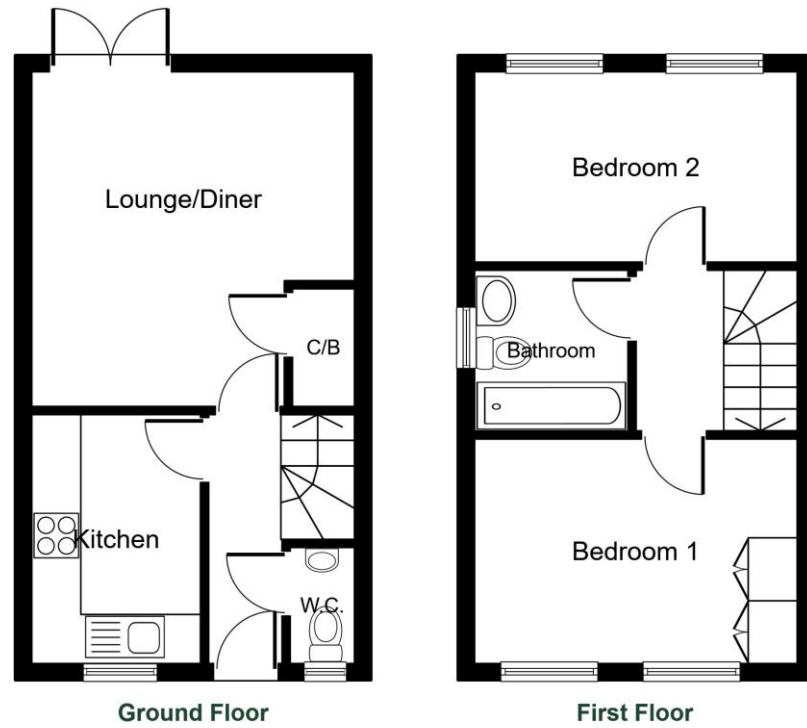
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total floor area 57.9 sq.m. (623 sq.ft.) Approx



68 Pentagon Way, Wetherby, LS22 6AW

NOT TO SCALE For layout guidance only

**Wetherby ~ 68 Pentagon Way, LS22 6AW**

Beautifully presented and tastefully decorated throughout, this modern two bedroom end of terrace is offered to the open market with the benefit of no onward chain. Excellently positioned in the heart of this highly sought after modern development just off Spofforth Hill. Available with no onward chain

- Two double bedrooms
- End of terrace
- Parking space for two vehicles
- Low maintenance gardens
- Modern house bathroom
- Kitchen with integrated appliances
- Living room with dining area
- Separate downstairs w.c.

**£297,500** PRICE REGION FOR THE FREEHOLD



**MISREPRESENTATION ACT**

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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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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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

Leaving Wetherby along the A661 continue straight over the mini roundabout, travelling along Spofforth Hill for a short distance passing the traffic lights turn right into the new Bellway Homes Spofforth Park development. Follow the road round passing the Clock Tower on your left hand side, continue for a short while before turning right onto Pentagon Way where the property is located on your right hand side with parking to the front.



### THE PROPERTY

This popular style two double bedroom end of terrace is beautifully presented, tastefully decorated throughout and situated on the highly regarded Bellway Homes site.

Fitted with double glazed windows and doors, gas fired central heating and benefiting from the remainder of a ten year NHBC. The accommodation in further detail giving approximate room dimensions comprises :-

### ENTRANCE HALL

With access gained via modern composite front door, attractive floor tiles and matching half height wall tiling, radiator, wall mounted alarm pad, returned staircase to first floor.

### DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c, pedestal wash basin, part tiled walls, attractive pebble stone floor

covering, single radiator, double glazed window to front elevation, ceiling spotlights.

### KITCHEN

3.1m x 1.8m (10'2" x 5'10")

Fitted with a modern range of gloss wall and base units, handleless cupboards and drawers, Quartz worksurfaces with matching up-stand, inset one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include 70/30 split fridge freezer, AEG oven with four ring induction hob, extractor hood above, Zanussi washer/dryer and undercounter dishwasher. Double glazed window to front elevation, cupboard housing wall mounted gas fired boiler, attractive floor and wall tiles, single radiator, ceiling spotlights.



### LIVING ROOM

4m x 4m (13'1" x 13'1") (overall)

With a pair of double glazed patio doors to rear leading out to a low maintenance rear garden, attractive floor tiles, T.V. aerial, ample space for dining table and chairs, radiator, useful understairs storage cupboard.



### FIRST FLOOR

### LANDING AREA

With loft access hatch, single radiator.

### BEDROOM ONE

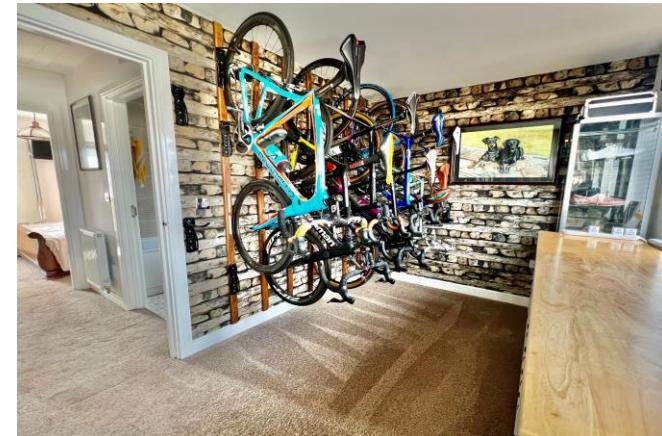
4m x 2.8m (13'1" x 9'2")

A comfortable double bedroom with a pair of double glazed windows to front elevation, radiator beneath, fitted wardrobes to one side.



### BEDROOM TWO

2.3m x 4m (7'6" x 13'1")



With a pair of double glazed windows to rear elevation, radiator beneath.

### HOUSE BATHROOM

An attractive modern white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, panelled bath with shower over, attractive wall tiles and random stone pebble floor covering. Double glazed window to side, ceiling spotlights, chrome ladder effect heated towel rail.



### TO THE OUTSIDE

Nestled in the heart of this popular development, a quiet cul-de-sac just off Pentagon Way. The property enjoys two allocated parking spaces.

### GARDENS

There is an enclosed and secure low maintenance rear garden with fenced perimeter, conifer hedging to one side, low maintenance gravel borders, astro turf lawn.



### COUNCIL TAX

Band C (from internet enquiry).