

### BEDROOM THREE

3.63m x 2.92m (11'10" x 9'6")

Double glazed window overlooking rear garden, radiator beneath, fitted wardrobe cupboard, central light fitting and ceiling cornice.

### BEDROOM FIVE

2.58m x 2.1m (8'5" x 6'10")

Currently used as a home office with mirror fronted fitted wardrobe to one wall, double glazed window, radiator beneath, central light fitting.

### HOUSE BATHROOM

2.5m x 2.17m (8'2" x 7'1")

Fitted with a white four piece suite comprising low flush w..c, vanity wash basin with storage cupboard beneath, panelled bath and large step-in shower cubicle, tiled walls with tiled flooring, heated towel rail, double glazed window, extractor fan and central light fitting.

### TO THE OUTSIDE

Block paved driveway provides off-road parking for multiple vehicles and access to double garage.

### GARDENS

A courtyard garden to side is set to low maintenance block paved driveway with gravelled borders and stone garden wall providing useful additional car parking and recreation space. Along with raised gravelled seating area and timber summer house. Flagged pathway extends round to rear garden.



The generous size south westerly facing rear garden is a particular feature of this property set largely to lawn with timber fencing to three sides along with established

hedgerows and trees providing an excellent degree of privacy. Shaped and well-stocked flower beds host a range of neatly maintained flowering bushes and shrubs. Stone flagged patio area provides an excellent outdoor entertaining space for relaxation along with 'al-fresco' dining in the summer months.

### SERVICES

We understand mains water, electricity, gas and drainage are connected.

### COUNCIL TAX

Band G (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 March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
	B (81-91)		
	C (69-80)		
	D (55-68)	67	75
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	



## Wetherby ~ 9 Croft End, LS22 6XA

An impressive five-bedroom detached family home extending in excess of 2500 sq ft plus double garage, quietly positioned at the head of a popular cul-de-sac location enjoying excellent south westerly facing private gardens.

- Generous sized five bedroom detached home
- Refitted kitchen diner with integrated appliances
- Generous sized living room with windows front and rear
- Master bedroom suite with dressing room and ensuite bathroom
- Popular cul-de-sac location
- Off road parking for multiple vehicles and double garage

**£965,000** PRICE REGION FOR THE FREEHOLD



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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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

Leaving Wetherby town centre at the mini roundabout turn left onto Linton Road, continue for approximately half a mile passing the turn on your left to Linton Lane, at this point the road becomes Sicklinghall Road. Turn right onto Fledborough Road, left onto Nichols Way then immediately right onto Croft End. The property is identified at the head of the cul-de-sac on the left hand side with a Renton & Parr for Sale sign.

### THE PROPERTY

Extending to approximately 2,500 sq ft plus double garage this generous sized home offers well presented light and spacious living accommodation over two floors. Benefitting from gas fired central heating and double glazed windows throughout, this impressive home in further detail giving approximate room sizes comprises:-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through replacement composite front door into attractive open hallway with turned staircase leading to first floor, double radiator with decorative radiator cover, central pendant light fitting, attractive engineered oak flooring extending through the hallway into :-

### DOWNSTAIRS W.C.

1.95m x 1.63m (6'4" x 5'4")

Fitted with a modern white suite comprising low flush, vanity wash basin with work surface, tiled splashback and storage cupboards beneath, double radiator, double glazed window and central light fitting, cloaks cupboard with hanging rail and storage shelving.

French style double doors from the hallway into :-

### DINING ROOM

3.43m x 3.36m (11'3" x 11'0")

Double glazed French style patio doors onto rear garden, central pendant light fitting, two further wall lights, double radiator with decorative radiator cover, two double radiators and ceiling cornice.

### LIVING ROOM

6m x 4.75m (19'8" x 15'7")

A generous size living space with three double glazed windows affording light from two sides and attractive aspect over rear garden. Feature fireplace with polished stone hearth, surround and mantelpiece with "living flame" gas fire inset. Four radiators with decorative radiator covers, enriched cornice and decorative picture cornicing along with central light fitting and ceiling rose.



### OPEN PLAN KITCHEN DINER

5.28m x 4.44m (17'3" x 14'6") widening to 5.52m (18'1")



Refitted with a modern Shaker style kitchen comprising range of contemporary wall and base units including cupboards and drawers, Quartz work surfaces with matching up-stand and window sill reveal, central island unit with continuation of Quartz work surface and breakfast bar stool seating. Integrated appliances include electric double oven with warming drawers, undercounter dishwasher, undercounter wine fridge, five ring induction hob with extractor hood above, large American style fridge freezer with cupboard surround, one and a half bowl Franke stainless steel sink unit with waste disposal unit and Quooker instant hot water tap. Recess ceiling lighting, double glazed rear door and staircase leading to first floor, attractive Karndean flooring extending through from kitchen into :-

### CONSERVATORY

2.83m x 2.62m (9'3" x 8'7")

UPVC windows to three sides affording attractive open aspect over rear garden, electric heating and central pendant light fitting.



### FAMILY ROOM

4.98m x 4.6m (16'4" x 15'1")

Double glazed windows to front, rear and side with two double radiators. Feature fireplace with corner mounted wood burning stove with shaped slate hearth, attractive feature wall of exposed stone work. Family room currently used as a bar area with vaulted ceiling and central pendant light fitting.



### GUEST BEDROOM FOUR

3.84m x 2.5m (12'7" x 8'2")

Staircase from the kitchen leads up to guest double bedroom with double glazed window overlooking rear garden. Further slimline window to side, double radiator, fitted wardrobe cupboard, central light fitting and loft access hatch.

### UTILITY

4.03m x 2.74m (13'2" x 8'11") max

With range of fitted wall and base units, work surfaces with tiled splashback, space and plumbing for automatic washing machine and tumble dryer, stainless steel sink unit with drainer and mixer tap above, wall mounted gas fired central heating boiler, double glazed window and

further double glazed rear door, two central light fittings, access to :-

### INTEGRAL GARAGE

5.34m x 4.58m (17'6" x 15'0")

With electric up and over doors to front and rear, fitted workbench and wall mounted storage, light and power laid on.

## FIRST FLOOR

### LANDING

A landing corridor with double glazed window at half stair, further double glazed window with radiator beneath, backlit decorative display shelf and cupboard recess, airing cupboard with insulated water tank and linen storage shelving above.

### BEDROOM ONE

4.98m x 4.53m (16'4" x 14'10") max overall

A generous sized master bedroom suite with fitted wardrobes to two sides, double glazed window overlooking rear garden with double radiator beneath, central pendant light fitting, ceiling cornice and decorative archway to :-



### WALK-IN WARDROBE

3.38m x 1.59m (11'1" x 5'2")

With 'L' shaped hanging rails to two sides and dressing table to window sill reveal, double glazed window and central light fitting.

### EN-SUITE BATHROOM

2.32m x 1.88m (7'7" x 6'2")

Fitted with a modern three piece suite comprising low flush w.c., floating pedestal wash basin, large panelled bath with handheld shower fitting above, tiled walls, Karndean flooring, heated towel rail, double glazed window and central light fitting.

### BEDROOM TWO

3.54m x 3.26m (11'7" x 10'8")

Double glazed window overlooking rear garden, radiator beneath, fitted wardrobe cupboard, central light fitting, ceiling cornice and loft access hatch.