

### ATTACHED GARAGE

5.18m x 5.13m (17'0" x 16'10")

Having electric up and over door, light and power. Ideal gas fired central heating boiler, integral access door to kitchen.

### GARDENS

Woodlands offers generous size gardens with lawn and bushes to front. "Crunch-gravel" path down the side through a hand gate to private south-westerly facing garden laid mainly to lawn with flower beds, bushes and shrubs, two patio areas and potting shed. The rear garden backs onto a wooded copse descending down to farmland with views over the River Wharfe.



### COUNCIL TAX

Band G (from internet enquiry).

### SERVICES

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

### 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

### MORTGAGES

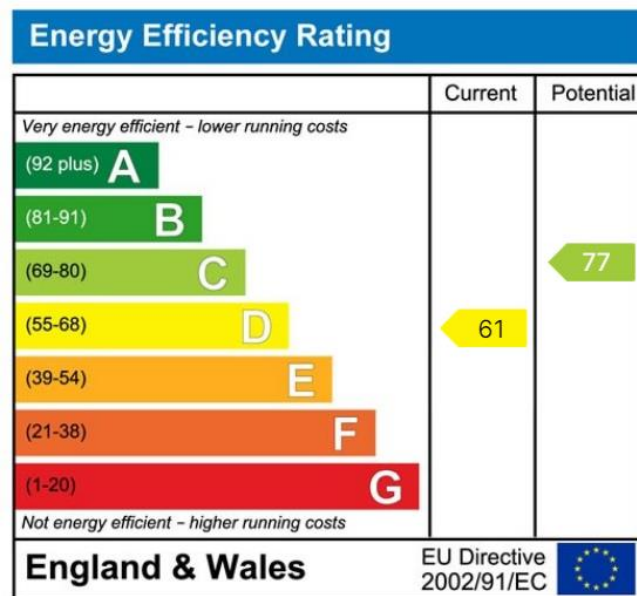
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared March 2024



## Thorp Arch ~ Woodlands, 36 Thorp Arch Park, LS23 7AN

A double-fronted stone built four-bedroom detached family house enjoying generous size gardens with south-westerly facing rear aspect on the outer circle of the park with delightful Woodland back-drop and elevated views over the River Wharfe. No onward chain.

- Spacious family accommodation with scope for further extension, subject to planning
- The property would benefit from cosmetic improvements and modernisation
- Double glazed windows and gas fired central heating installed
- Three generous sized reception rooms
- Spacious breakfast kitchen
- Four bedrooms

**£900,000 OFFERS OVER FOR THE FREEHOLD**



### 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

*Premium*

All-round excellence, all round Wetherby since 1950

## THORP ARCH

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

### DIRECTIONS

From the centre of Boston Spa turn left from the High Street into Bridge Road and continue over the River Wharfe. Thorp Arch Park is the first left hand turn by the village green and the property is identified on the left hand side by a Renton & Parr for sale board.



### THE PROPERTY

An excellent opportunity to purchase an attractive stone built detached house providing scope for modernisation and further potential for extension to create an exceptional family home, favourably situated on the outer circle with tree-lined backdrop and elevated views towards the River Wharfe, the accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE PORCH

With front entrance door leading to :-

#### RECEPTION HALL

3.68m x 2.84m (12'1" x 9'4")

With hardwood floor, staircase to first floor, radiator in cabinet, ceiling cornice, understairs storage cupboard.

#### CLOAKROOM

2.74m x 2.06m (9'0" x 6'9")

Tiled floor, low flush w.c., vanity wash basin with cupboard under and tiled splashback, radiator, ceiling cornice, cloaks hooks.

### LOUNGE

6.4m x 3.68m (21'0" x 12'1")

Double glazed window to front, two radiators, ceiling cornice, two wall light points. Attractive limestone fireplace and hearth with coal effect gas fire, multi-paned doors to :-



### CONSERVATORY

3.73m x 3.89m (12'3" x 12'9") overall

Double glazed windows overlooking delightful rear garden, wood effect flooring, radiator.

### DINING ROOM

4.27m x 3.78m (14'0" x 12'5")

Hardwood floor, radiator, ceiling cornice, double glazed window to front.



### FAMILY ROOM

5.13m x 4.27m (16'10" x 14'0")

Wood burning stove, ceiling cornice, two radiators, double glazed patio doors to rear garden.

### BREAKFAST KITCHEN

5.49m x 4.52m (18'0" x 14'10")

Well-fitted with a range of Shaker style wall and base units including cupboards and drawers, granite worktops with up-stand, underset twin bowl stainless steel sink unit with mixer tap. Range cooker with five ring gas hob and extractor hood above, plumbed for dishwasher, space for

American style fridge freezer, pull-out larder cupboards, wine rack, two modern style radiators, wooden flooring, double glazed window, space for table and chairs.



### UTILITY ROOM

2.39m x 1.98m (7'10" x 6'6")

Range of matching wall and base cupboards, worktops, stainless steel sink unit with mixer tap, plumbed for automatic washing machine, space for tumble dryer, tiled floor, double glazed window and door to rear.

### FIRST FLOOR

#### LANDING

Loft access. Access to part boarded and insulated loft.

#### BEDROOM ONE

5.36m x 4.22m (17'7" x 13'10") overall

Including fitted wardrobes to one wall, double glazed window to front, dressing table with cupboards and drawers, radiator, ceiling cornice.



#### EN-SUITE SHOWER ROOM

Tiled walls, shower cubicle, wash basin, tiled floor, chrome heated towel rail (we are informed that upgrading to the plumbing will be required for the en-suite to function efficiently).

#### BEDROOM TWO

3.66m x 3.61m (12'0" x 11'10")

Double glazed window to front, radiator, ceiling cornice, built in wardrobes.



#### BEDROOM THREE

3.86m x 2.69m (12'8" x 8'10")

Double glazed window overlooking rear garden and tree-lined backdrop, radiator, fitted wardrobe, ceiling cornice.

#### BEDROOM FOUR

2.69m x 2.74m (8'10" x 9'0")

Double glazed window to rear with delightful aspect, radiator, ceiling cornice.

#### BATHROOM

3.68m x 1.65m (12'1" x 5'5")

Tiled walls and floor with four-piece white suite comprising enclosed bath, low flush w.c., wash hand basin and walk-in shower. Heated towel rail, double glazed window.



#### TO THE OUTSIDE

Driveway parking to the front for several vehicles, in turn gives access to :-