

GARDENS

To the front, a most attractive shaped lawn with decorative borders, boasting a variety of plants, shrubs and bushes. The rear garden is most private and beautifully maintained comprises shaped lawn with deep well stocked borders to one side, raised patio, as well as decked area to the rear creating the ideal spot for outdoor entertaining and 'al-fresco' dining. Outside water tap, E.V. charging point.



COUNCIL TAX

Band C (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.

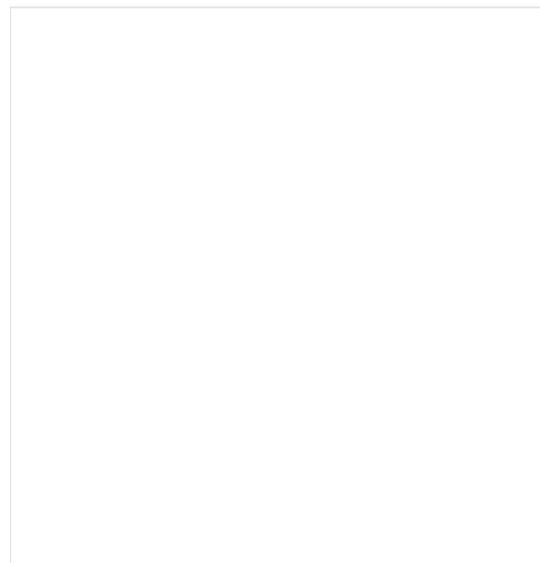
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 September 2023



Wetherby ~ 6 Knights Croft, LS22 7TJ

An immaculately presented four-bedroom semi-detached family home enjoying a quiet position on this popular cul-de-sac within level walking distance to Wetherby town centre.

- Four bedroom semi-detached skilfully converted loft space, creating guest bedroom four
- Three good size bedrooms to first floor
- Generous house bathroom
- Impressive rear ground floor extension
- Stunning open plan kitchen with living dining area
- Modernised and well presented throughout
- Gardens to front and rear

£450,000 ASKING PRICE FOR THE FREEHOLD



MISREPRESENTATION ACT

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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 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

Beautifully decorated throughout this skilfully extended property now boasts four bedrooms and a stunning open plan living/kitchen diner. The accommodation which is well presented throughout in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With UPVC front door, obscure double glazed window to side, double internal doors leading to :-

HALLWAY

With returned staircase to first floor, useful cloaks cupboard, double glazed window to side, single radiator.

LOUNGE

7.3m x 3.6m (23'11" x 11'9")

A generous room with large double glazed window to front elevation, radiator beneath, attractive fireplace with wood burning stove surmounted upon slate hearth with heavy oak mantle above, T.V. aerial, further double radiator, double internal doors leading through into :-



OPEN PLAN LIVING KITCHEN DINER

KITCHEN

4m x 3.4m (13'1" x 11'1")

Comprehensively fitted with a range of Shaker style wall and base units, cupboards and drawers, attractive Corian work surfaces with matching up-stand, inset five ring gas hob with extractor hood above and cooker beneath, space for American style fridge freezer. Generous central island with matching worktops, inset sink unit with space and plumbing beneath for automatic washing machine and integrated dishwasher, overhang creating breakfast bar. Useful understairs storage, currently housing gas fired central heating boiler. Attractive wood effect tiled floor covering that flows through into :-



ADJACENT LIVING AREA & DINING SPACE

6.3m x 3.2m (20'8" x 10'5")

With two radiators, double glazed windows to three sides, as well as Velux window allowing an abundance of natural light to flood this space. Double patio doors leading out to private rear garden.



FIRST FLOOR

LANDING AREA

With double glazed window to side elevation, returned staircase to skilfully converted loft space.

BEDROOM ONE

3.8m x 3.1m (12'5" x 10'2")

With double glazed window to front elevation, modern fitted gloss wardrobes to one side with an abundance of shelving, hanging space and internal drawers.



BEDROOM TWO

3.6m x 3.4m (11'9" x 11'1")

With double glazed window to rear elevation, fitted bedroom furniture comprising a pair of wardrobes to one side with fitted open shelving. T.V. aerial.



BEDROOM THREE

3m x 2.8m (9'10" x 9'2") (to widest parts)

With double glazed window to front elevation, fitted bulk-head storage.

HOUSE BATHROOM

An attractive and modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin with

cupboard beneath, additional covered storage, walk-in double shower cubicle, separate panelled bath with part tiled walls, radiator, double glazed windows to rear elevation. Ceiling spotlights, extractor fan.



SECOND FLOOR

LANDING/STUDY AREA

With eaves storage to two sides, double radiator, Velux window.

Internal door leading to :-

GUEST BEDROOM

3.6m x 3.4m (11'9" x 11'1")

A lovely light room with Velux window to front and rear elevations, double radiator, built in double wardrobe.



TO THE OUTSIDE

Block paved driveway to the front provides comfortable off-street parking that serves access to :-

DETACHED GARAGE

5.5m x 2.7m (18'0" x 8'10")

With manual up and over door, light and power laid on.