

### GARAGE ONE

4.98m x 3.05m (16'4" x 10'0")  
Having electric up and over door, light and power.  
Connecting internal door to :-

### GARAGE TWO

4.83m x 2.64m (15'10" x 8'8")  
Electric up and over door, light and power, personnel side door.

### SERVICES

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

### COUNCIL TAX

Band F (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

### 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



## Wetherby ~ 3 Chestnut Avenue, LS22 6SG

An extended 1930's style detached house providing excellent family accommodation set in generous size gardens, ideally located in this sought after area off Spofforth Hill within easy walking distance of town centre amenities.

- Three fine reception rooms
- Five good size bedrooms
- Bathroom and separate shower room
- Gas central heating and double glazed windows
- Generous sized gardens
- Two garages

**£795,000** 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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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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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

Proceeding out of Wetherby along Westgate, take the second exit from the mini roundabout up to Spofforth Hill towards Harrogate. After a few hundred yards turn right into Chestnut Avenue and the property is situated on the left hand side.



### THE PROPERTY

Offered on the open market for the first time in over 47 years, a spacious 1930's detached house, extended to provide excellent family accommodation including five bedrooms and three reception rooms. Benefitting from gas fired central heating and double glazed windows. The accommodation in further detail comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

Entrance door with stain glass window, hatch inside window, return staircase to first floor, radiator, ceiling cornice, under stairs storage cupboard.

#### LOUNGE

4.88m x 3.96m (16'0" x 13'0") (overall)  
Including double glazed bay window to front, radiator, stone fireplace and hearth with coal effect gas fire, double glazed side window, ceiling cornice.



#### DINING ROOM

3.96m x 3.96m (13'0" x 13'0")  
Double glazed windows to side and rear elevation, radiator.

#### SITTING ROOM / BEDROOM

6.88m x 3.81m (22'7" x 12'6") (narrowing to 7'2")  
Double glazed windows to three sides, recess ceiling lighting, skirting radiator, fitted cupboards, fridge and freezer.

#### UTILITY ROOM

2.29m x 1.47m (7'6" x 4'10")  
Belfast sink, tiled walls and floor, space for washing machine, store room off.

#### DOWNSTAIRS TOILET

With low flush w.c., vanity wash basin.

#### KITCHEN

3.35m x 3m (11'0" x 9'10")  
Range of wall and base units including cupboards and drawers, work surfaces with tiled surrounds, one and a half bowl sink unit and mixer tap, double oven, four ring gas hob with extractor hood above, integrated fridge. Cupboard housing Vaillant gas fired central heating boiler, radiator, double glazed window overlooking rear garden.



### FIRST FLOOR

#### SPLIT LEVEL LANDING

#### BEDROOM ONE

3.91m x 3.66m (12'10" x 12'0") (overall)  
Including fitted wardrobes, double glazed window to front, radiator.



#### BEDROOM TWO

3.43m x 3.05m (11'3" x 10'0")  
Double glazed window to rear, radiator.



#### BEDROOM THREE

3.96m x 2.34m (13'0" x 7'8")  
Plus door recess, double glazed window to rear, radiator, built-in cupboard.



#### BEDROOM FOUR

4.04m x 3.58m (13'3" x 11'9")  
Double glazed windows to side and rear elevation, radiator, built-in cupboards.

#### BEDROOM FIVE

3.81m x 2.44m (12'6" x 8'0")  
Double glazed window to front and side elevation. Built in wardrobes, dressing table with cupboards and drawers, wash basin, tiled splashback, radiator.

#### BATHROOM

2.82m x 1.68m (9'3" x 5'6")  
Three piece white suite comprising panelled bath with shower and screen above, low flush w.c., vanity wash basin with cupboards under, tiled walls and floor, chrome heated towel rail, double glazed window, airing cupboard with insulated tank.



#### SEPARATE SHOWER ROOM

Tiled walls, shower cubicle, extractor.

### TO THE OUTSIDE

The property enjoys generous sized established gardens to three sides, wrought iron hand gate and path to front and side. Shaped lawns and well-stocked borders with a variety of bushes and shrubs. There is a rockery to the rear with a patio area, greenhouse, outdoor tap. With further sheltered area to the side. Access to the side of the property leads to two garages.

