

heated towel rail beneath, fitted airing cupboard with insulated water tank and storage, loft access hatch.

BEDROOM FOUR

3.3m x 2.6m (10'9" x 8'6")

Currently used as an office with fitted furniture to one side with matching desk with drawers, built in double wardrobe, double glazed window to rear, radiator beneath.

TO THE OUTSIDE

Enjoying a superb corner plot, the property boasts generous gardens to front and rear, large sweeping block paved driveway provides comfortable off-street parking for multiple vehicles serving access to :-

INTEGRAL GARAGE

5.9m x 4.8m (19'4" x 15'8")

With electric up and over door, light and power laid on, double glazed window to rear. Personnel door leading to utility.

TO THE REAR

Access via handgate to side, a continuation of the block paving leads to generous rear patio area with water tap, garden shed and power supply, beyond which the plot opens up revealing superb shaped lawn with deep well stocked flower borders boasting a variety of established bushes, flowers, plants and shrubs, fenced perimeter with established privet hedge to the rear. Two further stone flagged patio areas providing the ideal space for outdoor entertaining and 'al-fresco' dining maximising the peaceful field views to rear.



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

Details prepared April 2024

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



Wetherby ~ 7 Nichols Way, LS22 6AD

A superb four-bedroom example of Scandinavian influenced architecture, this spacious family home enjoys an exceptionally large plot providing scope for further extension (subject to planning consent), located on this highly sought after residential development in Wetherby.

- A superb four-bedroom detached family home
- Impressive plot with large gardens to front and rear
- Light and spacious dining kitchen with integrated appliances
- Two further reception rooms, utility and ground floor shower room
- Principal bedroom with en-suite bathroom
- Three further rooms with fitted furniture
- Excellent potential for further

£875,000 PRICE REGION FOR THE FREEHOLD

2 4 3

MISREPRESENTATION ACT

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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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Premium

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 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. The property sits proudly on the left hand side identified by a Renton & Parr for Sale sign.



THE PROPERTY

Offered to the open market for the first time in over 40 years this superb family home presents tastefully decorated and well maintained accommodation, which currently extends to approximately 2000 sq ft of living space. Benefiting from double glazed windows, gas fired central heating the accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

SPACIOUS ENTRANCE HALLWAY

Accessed via a modern composite front door with double glazed window to side, wood effect laminate floor covering, radiator, returned staircase to first floor.

DOWNSTAIRS SHOWER & W.C.

A modern white suite comprising low flush w.c., with concealed cistern, wash hand basin with vanity drawers beneath, part tiled walls, window to front elevation, tile effect floor covering, chrome heated towel rail. Walk-in double shower cubicle with attractive wall tiles and non-

slip floor covering, useful cloaks cupboard with additional storage above.

LOUNGE

6.4m x 4.3m (20'11" x 14'1") overall
A lovely light room with two large windows to rear elevation revealing a splendid outlook over generous lawned garden and open aspect over adjacent fields, further window to side elevation, attractive stone fireplace with open fire, two double radiators, T.V. aerial, decorative ceiling cornice.



DINING ROOM

5.5m x 3.6m (18'0" x 11'9")
A comfortable space flooded by light having windows to front, side and rear elevation, a pair of double radiators, T.V. aerial, ceiling spotlights.



OPEN PLAN DINING KITCHEN

7m x 3.4m (22'11" x 11'1")
A most generous kitchen fitted with a range of Shaker style wall and base units, cupboards and drawers, granite worktops with matching up-stands. Integrated appliances include double stack cooker, under counter fridge, one and a quarter ceramic sink unit with mixer tap and drainer, integrated dishwasher beneath, four ring ceramic hob with extractor above, double radiator, LED ceiling spotlights. Wood effect laminate floor covering that flows seamlessly through into adjacent dining area with ample space for

dining table and chairs, large window to rear revealing a delightful outlook over well-tended lawned gardens, single door to side leading out to patio. T.V. aerial, double radiator. Understairs storage and an internal door leading to :-



UTILITY

4.9m x 1.1m (16'0" x 3'7")
With double glazed window to front elevation, single door to rear leading out to garden, recess space with plumbing for automatic washing machine and tumble dryer, wall mounted Worcester Bosch gas boiler, vanity wash basin with cupboard beneath, pantry with fitted shelves within.

FIRST FLOOR

LANDING

An impressive gallery landing with patio door leading out to recently roofed terrace area revealing far reaching views over adjoining countryside, double radiator.

PRINCIPAL BEDROOM

5.2m x 3.6m (17'0" x 11'9")
A lovely light room enjoying windows to front and side elevation, double radiator, fitted bedroom furniture to two sides, T.V. aerial, internal doorway leading to :-



EN-SUITE BATHROOM

With modern wall tiles and wood effect floor covering, a well-equipped en-suite comprising panelled bath with detachable shower hand piece, separate walk-in shower cubicle, white low flush w.c., with concealed cistern, vanity wash basin with cupboards beneath. Double glazed window to front, chrome heated towel rail beneath, additional vertical radiator, LED ceiling spotlights, extractor fan.



BEDROOM TWO

4.2m x 3.2m (13'9" x 10'5")
A comfortable double bedroom with fitted wardrobes and additional built in storage to one side, double radiator.



BEDROOM THREE

4.3m x 3m (14'1" x 9'10")
With double glazed window to rear boasting splendid field views, radiator beneath, modern fitted furniture to two sides comprising floor to ceiling wardrobes, drawers and above bed storage.

HOUSE SHOWER ROOM

Attractive white suite comprising low flush w.c., concealed cistern, vanity wash basin with cupboards beneath, generous walk-in double shower cubicle with attractive wall tiles, wood effect laminate floor covering, vertical radiator, double glazed window to front with ladder effect