

shrubs, archway shared with neighbouring property provides access to :-

REAR GARDEN

A south facing walled garden boasting a well stocked range of flowering bushes, shrubs and pot plants, stone flagged patio and steps provide an ideal space for private relaxation and outdoor entertaining.



UTILITIES

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

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

MORTGAGES

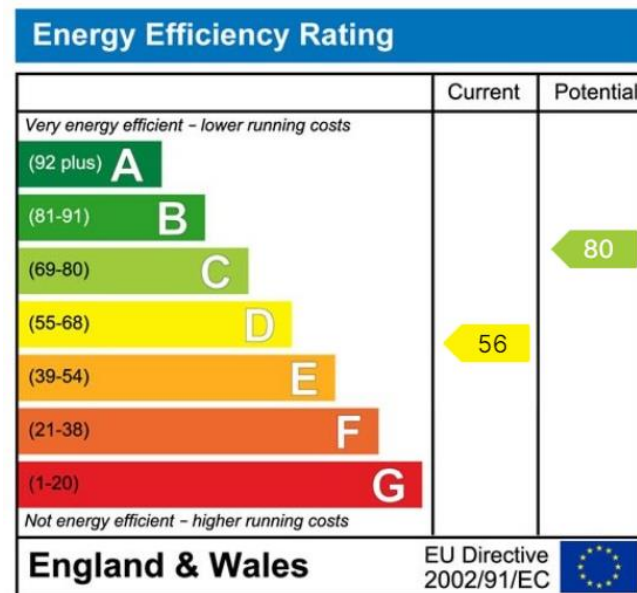
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for 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 January 2024



Wetherby ~ 1 Northgates, LS22 6NX

A rare opportunity to purchase a two-bedroom semi-detached period property bursting with character and charm, located in an excellent central position within level walking distance to Wetherby's town centre amenities.

- Two bedroom character property with ability to create third bedroom
- Two generous sized reception rooms with working feature fireplaces
- Downstairs shower room and master bathroom to first floor
- Attractive high ceilings and period features throughout
- South facing walled garden to rear

£375,000 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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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

From the centre of Wetherby proceeding by car along North Street. At the mini roundabout take the second exit and immediately past the carpark turn left into Northgates where the property is situated on the left hand side.

THE PROPERTY

Conveniently located for easy access to all town centre amenities, this well presented and generously sized semi-detached character property is a must see. Benefiting from gas fired central heating and replacement double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through composite front door into entrance hallway with radiator to side attractive high ceilings with enriched ceiling coving and decorative picture rail, pendant light fitting.

LIVING ROOM

4.43m x 3.54m (14'6" x 11'7") max into bay
A period living room with square fronted double glazed bay window complete with shutters to the inside. Feature fireplace with tiled hearth and timber mantle piece with traditional open fire inset. Double radiator to side, decorative picture rail, enriched ceiling cornice, pendant light fitting with decorative ceiling rose.



BREAKFAST ROOM

4.85m x 4.4m (15'10" x 14'5")
With generous high ceilings, decorative picture rail, central pendant light fitting and decorative ceiling rose. Double glazed French style patio doors onto rear garden, feature fireplace with stone hearth, timber mantle piece and Esse wood burning stove inset. Storage cupboard and shelving to chimney breast, staircase leading to first floor, useful storage cupboard beneath and double radiator.



KITCHEN

4.02m x 2.18m (13'2" x 7'1")
With fitted galley kitchen comprising range of wall and base units, cupboards and drawers, work surfaces with tiled splashbacks. Attractive three drawer AGA with two double hobs on top, further electric double oven with four ring gas hob, stainless steel sink unit with drainer and taps above, space and plumbing for undercounter dishwasher, double glazed window looking onto rear garden and further UPVC double glazed rear door, open archway to :-



UTILITY AREA

With space and plumbing for automatic washing machine along with American style fridge freezer, double glazed window to side, central light fitting. Sliding door into :-

DOWNSTAIRS W.C. & SHOWER ROOM

2.54m x 2.2m (8'4" x 7'2")
Fitted with a modern three piece suite comprising low flush w.c., vanity wash basin with storage cupboards beneath and large step-in shower cubicle. Part tiled walls with wood effect laminate flooring, double radiator, decorative picture rail, double glazed window to side and central light fitting.



FIRST FLOOR

LANDING

A bright and spacious open landing area ideal for sitting area, reading and possible home office, equally could be used as a third bedroom if required. With double glazed French style patio doors onto Juliette balcony enjoying elevated south facing aspect towards St James Church, ceiling cornice and pendant light fitting.

BEDROOM ONE

4.48m x 3.56m (14'8" x 11'8") max into bay
Large square fronted double glazed bay window with fitted shutters to the inside, radiator to side, attractive high ceilings with decorative picture rail and pendant light fitting.



BEDROOM TWO

4.67m x 2.38m (15'3" x 7'9")
A double bedroom with double glazed sliding sash window to front with fitted shutters to the inside and radiator beneath, ceiling cornice and pendant light fitting.



BATHROOM

3.34m x 2.37m (10'11" x 7'9") max
Fitted with modern four piece suite comprising low flush w.c., vanity wash basin with work surface and storage cupboards beneath, panelled bath with tiled splashback and large step in shower cubicle, part tiled walls and tile effect vinyl floor covering, radiator with towel rail, double glazed sliding sash window, boiler cupboard housing wall mounted Ideal gas fired central heating boiler and two pendant light fittings.



PARKING

On-street parking is available on Northgates in addition to allocated parking permits available for the adjoining carpark.

GARDENS

Decorative front garden behind iron railings and Dwarf stone wall houses a range of neatly maintained bushes and