

Gravelled driveway provides off-road parking for multiple vehicles and access to :-

INTEGRAL GARAGE

4.66m x 2.5m (15'3" x 8'2")

With electric Garollo rolling garage door, light, power and water laid on. Ideal Logic wall mounted gas fired central heating combi boiler (installed 2021).

GARDENS

The front garden is set to lawn, shaped around gravel driveway. The rear garden is a particular feature of this property and is generous in size, enjoying south-easterly orientation, set largely to lawn with timber fencing to three sides. Neat and well maintained flower bed borders house a range of flowering bushes and shrubs, stone flagged patio area provides an excellent space for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months.



COUNCIL TAX

Band E (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 March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Wetherby ~ 12 Pine Close, LS22 7XU

A beautifully presented four-bedroom detached family home with generous sized private gardens in this popular cul-de-sac location within level walking distance to Wetherby's town centre amenities.

- Tastefully decorated throughout
- Off street parking and integral garage
- Generous sized private gardens to rear
- Open plan breakfast kitchen with further dining room
- Living room with herringbone engineered oak flooring
- Master bedroom with ensuite shower room
- A skilfully extended four bedroom detached home
- Early viewing is strongly advised

£475,000 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

Proceeding out of Wetherby along Deighton Road turn right into Badgerwood Glade and second right into Pine Close where the property is situated at the head of the cul-de-sac, identified with a Renton & Parr for sale board.

THE PROPERTY

Ideal for young families, the property is well-located for ease of access to local schools positioned at the head of a quiet cul-de-sac on this popular residential development. The accommodation which has been recently improved and updated by the current vendors, benefits from replaced double glazed UPVC windows and composite front door, gas fired central heating in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through replacement composite front door to entrance hallway, staircase leading to first floor, useful cloaks storage cupboard to side and column style radiator, attractive Herringbone engineered oak flooring from the hallway extending into :-

LIVING ROOM

4.73m x 3.71m (15'6" x 12'2") max



Double glazed bay window to front with fitted shutters to the inside, column style radiator beneath, decorative

panelling to two feature walls, two pendant light fittings and ceiling cornice. Feature fireplace with contemporary wall mounted econically fuelled (bio-ethanol) fire. .

BREAKFAST KITCHEN

4.61m x 4.46m (15'1" x 14'7") narrowing to 3.22m (10'6") Fitted with a modern Shaker style contemporary kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with matching up-stands and window sill reveal. Larder cupboard. Integrated appliances include undercounter fridge and undercounter freezer, electric oven with four ring Neff induction hob and extractor hood above, automatic washing machine, stainless steel sink unit with draining grooves and flexible mixer tap above. Double glazed windows to rear and side overlooking rear garden, vertically hung radiator, recess ceiling lighting and attractive tiled flooring extending round to breakfast area with double glazed sliding patio doors and recess ceiling lighting.



DINING ROOM

4.37m x 2.45m (14'4" x 8'0") Continuation of tiled flooring, double glazed French style patio doors onto rear garden, column style radiator to side, decorative panelling to feature wall and central pendant light fitting.



FIRST FLOOR

LANDING

Useful storage cupboard above the stairs, loft access hatch and two central light fittings.

BEDROOM ONE

4.38m x 2.61m (14'4" x 8'6")

An extended principal bedroom with double glazed window to front, fitted shutters to the inside, column style radiator beneath, decorative panelling to feature wall, central light fitting and ceiling cornice.



EN-SUITE SHOWER

2.6m x 1.44m (8'6" x 4'8")

Fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboards, large step-in shower cubicle, part tiled walls and tiled flooring, heated towel rail, double glazed window, recess ceiling lighting and extractor fan.



BEDROOM TWO

4.48m x 2.65m (14'8" x 8'8")

Double glazed window to front with fitted shutters to the inside and traditional style radiator beneath, decorative

panelling to feature wall, central pendant light fitting and ceiling cornice.



BEDROOM THREE

3.49m x 2.67m (11'5" x 8'9")

With double glazed window overlooking rear garden, fitted shutters to the inside and column style radiator beneath, central light fitting and ceiling cornice.

BEDROOM FOUR

2.42m x 1.86m (7'11" x 6'1")

Double glazed window to front, fitted shutters to the inside and column style radiator beneath, central light fitting and ceiling cornice.

BATHROOM

1.98m x 1.84m (6'5" x 6'0")

Fitted with contemporary white suite comprising low flush w.c., vanity wash basin with storage cupboards beneath, panelled bath with gold mixer taps, wall mounted electric shower (over-bath), tiled walls and tiled flooring, double glazed window, golden heated towel rail, recess ceiling lighting.



TO THE OUTSIDE