

BEDROOM FIVE

3.15m x 2.46m (10'4" x 8'1")

Currently used as a home office. A lovely light room which benefits from balcony doors to front allowing an abundance of natural light to flood this space, telephone point, double radiator.

TO THE OUTSIDE

Occupying a generous mature plot, The Grey House enjoys well maintained and established gardens to front and rear. A "crunch-gravel" driveway provides comfortable parking for multiple vehicles and serves access to :-

DOUBLE GARAGE

7.34m x 5.69m (24'1" x 18'8") narrowing to 4.22m (13'10") With electric up and over door, light and power laid on, window to rear and personnel door leading out to rear garden.

GARDENS



To the front of the property sits a large enclosed garden with established hedging and mature trees to the front affording a good degree of privacy. Shaped lawn with deep well stocked herbaceous borders, flower beds, generous ornamental pond. A "crunch-gravel" path extends round the side of the property revealing raised vegetable plots, greenhouse and outside water tap. Handgate leads to a most generous rear garden, enclosed and highly private with established trees and bushes to the perimeter boundary. A large lawn flanked by deep well stocked borders boasting an array of colours. Hardstanding area with Pergola at the bottom of the garden, along with garden shed. Spanning the full width of this impressive family home is a block paved patio area which extends

down the left of the garden creating optimal space for outdoor entertaining and 'al-fresco' dining in complete privacy. Pergola established with Wisteria and ornamental pond. Gardeners toilet and coal store.

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

Written quotations are available on request.

Details prepared May 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ The Grey House, 26 Spofforth Hill, LS22 6SE

Built at the turn of the 20th century "The Grey House" is an impressive five-bedroom detached family residence boasting a wealth of original Edwardian features, character and charm. Standing proud on the highly sought after Spofforth Hill the property enjoys generous private gardens to front and rear, early viewing is advised to avoid disappointment.

- Substantial Edwardian family home
- Four generous double bedrooms plus single room/home office
- Two impressive reception rooms
- Retained character and a wealth of period features throughout
- Modern fitted kitchen with separate dining area
- Utility and large double garage

£1,150,000 OFFERS OVER FOR THE FREEHOLD



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sales@rentonandparr.co.uk
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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

Proceeding out of Wetherby along Westgate taking the second exit at the mini roundabout towards Harrogate on the A661. After approximately 1/2 a mile the property will be identified on the right hand side by a Renton & Parr for sale board

THE PROPERTY

Built in 1904 this impressive Edwardian home reveals approximately 3,500 sqft (including garage) of light and spacious accommodation, typical of Edwardian architecture with tall ceilings, well proportioned living rooms and large sliding sash windows, the majority have been replaced to double glazed.

The accommodation which has been well cared for and much loved over the 40 years by the current owners in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With access gained via impressive hardwood front door with ornate stained glass window and matching fan-light above, original tiled floor covering, internal stained glazed door with matching windows to side reveals generous inner hallway.

HALLWAY

An impressive space with tall ceilings and ornate coving and picture rail, exposed hardwood floor covering, radiator in cabinet, turned staircase to first floor.

LIVING ROOM

5.87m x 4.9m (19'3" x 16'1")
A lovely light room with large walk-in double glazed bay window to front elevation revealing a delightful outlook over private mature gardens, a pair of double radiators, T.V. aerial, attractive fireplace with marble inset and hearth, decorative timber surround.



SITTING ROOM

7.01m x 4.57m (23'0" x 15'0")
With large walk-in double glazed bay window to front elevation, exposed hardwood floor covering, radiator in cabinet, open fire with original tiled inset, matching hearth with decorative timber surround and mantle, T.V. aerial, further double glazed sliding sash window to side elevation, decorative ceiling cornice.



DOWNSTAIRS W.C.

Attractive white suite comprising low flush w.c., with concealed cistern, bidet, vanity wash basin, part tiled walls, matching floor tiles, window to side elevation, radiator, fitted cloaks cupboard with additional storage above.

BREAKFAST KITCHEN

5.79m x 4.04m (19'0" x 13'3")
Recently fitted with a modern kitchen comprising a range of gloss wall and base units, cupboards and drawers, contemporary Corian work surfaces with matching up-stands, attractive accent colour splashback. Integrated appliances include a pair of Neff cookers, space for American style fridge freezer, undercounter dishwasher, induction hob with contemporary extractor above, inset sink unit with mixer tap. Large central island with matching worktops and bespoke oak slab creating a breakfast bar. Multi-fuel stove with exposed brick chimney, hardwood floor covering, useful storage cupboard, a pair of sliding sash windows to rear revealing

delightful outlook over private mature rear garden, radiator beneath, rear lobby with door to garden.



DINING AREA

3.28m x 3.96m (10'9" x 13'0")
With comfortable space for dining table and chairs, contemporary vertical radiator, window to rear elevation, built in storage.



UTILITY

With fitted wall and base units, oak block work surfaces with inset Belfast sink unit, space and plumbing for automatic washing machine and tumble dryer, wall mounted Worcester Bosch gas boiler, radiator.

CELLAR

4.5m x 3.86m (14'9" x 12'8")
A useful storage area with original cold slabs, wall mounted meters behind an electric consumer unit.

FIRST FLOOR

GENEROUS LANDING AREA

With a stunning stained glass window, easterly facing allowing an abundance of morning light to flood the space. Radiator in cabinet, loft access hatch with drop-down ladders serving generous and practical loft space.

PRINCIPAL BEDROOM

6.5m x 4.57m (21'4" x 15'0")
A superb bedroom with generous walk-in bay window to front elevation with original cast iron radiator beneath, additional double radiator, a pair of floor to ceiling wardrobes built into one side, decorative ceiling cornice.



BEDROOM TWO

5m x 4.93m (16'5" x 16'2")
With a pair of double glazed sliding sash windows to front elevation, radiator beneath, fitted wardrobes to one side, ceiling cornice.

BEDROOM THREE

4.9m x 3.96m (16'1" x 13'0")
With double glazed sliding sash window to side elevation, radiator beneath, built in wardrobe and storage space above, decorative ceiling cornice.

SHOWER ROOM

Comprising a white suite with low flush w.c., having concealed cistern, bidet, attractive glass wash hand basin surmounted upon a contemporary glass base, corner shower cubicle, part tiled walls, heated towel rail, built in storage.

BEDROOM FOUR

4.06m x 3.66m (13'4" x 12'0")
With double glazed sliding sash window to rear elevation, double radiator beneath, feature fireplace with fitted wardrobe and storage above, decorative ceiling cornice.

HOUSE BATHROOM

Recently fitted with a contemporary white suite comprising free-standing bath with wall mounted fittings, vanity wash basin with drawers beneath, large walk-in shower cubicle, attractive wall and floor tiles with underfloor heating, vertical radiator, sliding sash window to rear, airing cupboard.

SEPARATE W.C.

A white low flush w.c., part tiled walls, window to rear.