



Details prepared May 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES

Planning permission has been obtained ref No . 23/04978/FU for a single storey rear extension.

SERVICES

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

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

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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 ~ 39 Kings Meadow Close, LS22 7FU

An attractive three-bedroom modern town house with gardens to front and rear and views over neighbouring countryside from a pleasant cul-de-sac location, convenient for Wetherby town centre amenities.

- Lounge and dining kitchen
- Three bedrooms and bathroom
- Gas central heating and double-glazed windows
- Gardens enclosed and private to rear
- Parking space
- Planning permission for rear extension

£259,950 PRICE REGION FOR THE FREEHOLD



1



3



1



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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 left into Ainsty Road. Follow the road round into the Kings Meadows before turning left into Kings Meadow Close.

THE PROPERTY

An attractive and well-maintained three bedroom mid-terraced property occupying a pleasant cul-de-sac location with farmland views to the rear, with the benefit of replacement solid wood internal doors throughout, fibre optic broadband, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, double glazed window, cupboard housing Ideal gas fired central heating boiler and gas and electric meters, radiator, staircase to first floor with panelled dado, wood flooring extending through into :-

LOUNGE

3.89m x 3.84m (12'9" x 12'7") plus understairs storage recess

Double glazed window to front, radiator, recess ceiling lighting, attractive modern fireplace with "living flame" gas fire, (currently capped off) open doorway to :-



DINING KITCHEN

4.88m x 2.46m (16'0" x 8'1")

Well-fitted with range of wall and base units, including cupboards and drawers, solid oak worktops with matching up-stand, Belfast sink with mixer taps, integrated appliances including washing machine, dishwasher, Stoves cooker with extractor hood above, wood effect flooring, radiator, double glazed window and doors to enclosed rear garden.



FIRST FLOOR

LANDING

With loft access with retractable ladder to fully boarded loft space. Linen cupboard. Glass bannister rail.

BEDROOM ONE

2.77m x 3m (9'1" x 9'10") to face of fitted wardrobes with sliding doors

Double glazed window to front, radiator.



BEDROOM TWO

2.84m x 2.67m (9'4" x 8'9")

Double glazed window to rear with views over garden and fields, radiator.



BEDROOM THREE

2.34m x 2.01m (7'8" x 6'7")

Double glazed window to front, radiator.

BATHROOM

Travertine tiled floor and part tiled walls, three piece suite comprising enclosed bath with shower above, low flush w.c., vanity wash basin, chrome heated towel rail, underfloor heating.



TO THE OUTSIDE

Attractive gardens to front and rear with fence to front with lawn and flower beds. The rear garden is fully enclosed by close-boarded fencing with handgate to rear comprising lawn, patio areas, raised flower beds. Outdoor lighting, water and power points. Allocated parking space to front.