

### BEDROOM FOUR

3.18m x 2.04m (10'5" x 6'8")

With double glazed window to rear, radiator beneath and central light fitting.

### TO THE OUTSIDE

Block paved driveway provides off road parking for two cars and access to :-

### INTEGRAL GARAGE

5.77m x 2.86m (18'11" x 9'4")

A generous size garage with manual up and over door, light and power laid on, along with external water tap.

### GARDENS

The rear garden is set mainly to lawn, landscaped with deep and well-stocked flower bed borders. A sandstone flagged patio area provides an ideal space for outdoor entertaining and 'al-fresco' dining in the summer months, timber summer house located at the bottom of the garden, handgate provides access to passageway shared with neighbouring properties used for bin store.



### COUNCIL TAX

Band E (from internet enquiry)nd (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 May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### 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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3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



## Newton Kyme ~ 51 St. Andrews Walk, LS24 9FA

This beautiful modern town house reveals spacious and extremely well-presented family living accommodation arranged over three floors. Located in the popular Redrow development in Newton Kyme with easy access to both Boston Spa and Tadcaster for schools and an excellent range of amenities.

- A stunning four bedroom, two bathroom modern town house
- Open plan kitchen/diner with integrated appliances
- First floor living room with raised balcony
- Principal bedroom with en-suite shower and elevated aspect
- Off-road parking and integral garage
- Private and landscaped gardens to rear

**£375,000** PRICE REGION FOR THE FREEHOLD



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## NEWTON KYME

Is situated between Boston Spa and Tadcaster some 4 miles from the A1, 13 miles to both York and Harrogate, 14 miles to Leeds. Readily accessible to major Yorkshire centres. Newton Kyme is an unspoilt rural village adjacent to the River Wharfe and must be one of the few villages which must still be classed as a hamlet. Steeped in history and originally a Roman fort the village is mentioned in the Domesday Book as Newton with the Kyme being added in the 13th century. Surrounded by parkland and open countryside, which is a feature of this once, estate village.

### DIRECTIONS

Proceeding from Boston Spa High Street travelling towards Tadcaster, after approximately 1 mile St. Andrews Place, Newton Kyme is readily identified on the left hand side. On entering the development continue as the road leads to the right and then curves left onto St. Andrews Walk. Travel to the end of the road and at the 'T' junction, No 51 is immediately in front.



### THE PROPERTY

Nestled in the heart of this popular development built by Redrow. The "Knightsbridge" is one of only four properties of this type, the Georgian inspired town house offers light and spacious family living accommodation with four generous sized bedrooms and two bathrooms. Benefiting from gas fired central heating and double glazed windows throughout the beautifully presented accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering through composite front door with double glazed side panels into bright open entrance hallway with staircase leading to first floor, attractive tiled flooring, decorative dado rail, two pendant light fittings and single radiator.

#### DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., corner pedestal wash basin with tiled splashback, single radiator, central light fitting, extractor fan, attractive tiled floor covering.

#### KITCHEN/DINER

5.22m x 3.29m (17'1" x 10'9")

Fantastic open kitchen/diner ideal for entertaining with :-

#### KITCHEN AREA

3.27m x 2.8m (10'8" x 9'2")

With attractive modern fitted kitchen comprising a range of wall and base units, cupboards and drawers, integrated appliances include under counter dishwasher, AEG electric oven with microwave above, fridge and freezer, AEG four ring gas hob with extractor hood above, one and a half bowl stainless steel sink unit with drainer and mixer tap. Walnut effect work surfaces and upstand with tiled splashbacks, double glazed window overlooking rear garden. Useful storage cupboard utilised with work surface to be used as utility space, space and plumbing for automatic washing machine and tumble dryer with extractor fan above. Cupboard housing wall mounted Ideal gas fired central heating boiler, recess ceiling lighting and wide board wood effect laminate floor covering leading into :-



#### DINING AREA

3.28m x 2.26m (10'9" x 7'4")

With UPVC double glazed French style patio doors, double radiator, recess ceiling lighting.



### FIRST FLOOR

#### LANDING

With turned staircase to second floor, two pendant light fittings and useful storage cupboard.

#### LIVING ROOM

5.24m x 3.14m (17'2" x 10'3")

Neatly decorated with central pendant light fitting and double glazed window to rear, further double glazed French style patio doors leading onto attractive balcony area providing ideal space for outdoor entertaining and relaxation, enjoying an elevated position overlooking the rear garden.



#### BEDROOM TWO

2.91m x 4.15m (9'6" x 13'7") Widening to 5.11m (16'9")

A generous size double bedroom with double glazed window to front, radiator beneath, central pendant light fitting.

#### HOUSE BATHROOM

2.23m x 1.78m (7'3" x 5'10")

Fitted with a modern white suite comprising low flush w.c., floating pedestal wash basin, panelled bath with shower and screen above, part tiled walls with tile effect vinyl floor

covering, chrome heated towel rail, double glazed window, central light fitting and extractor fan.

### SECOND FLOOR

#### LANDING

With loft access hatch, central light fitting, airing cupboard housing pressurised hot water tank.

#### BEDROOM ONE

5.24m x 2.98m (17'2" x 9'9") max

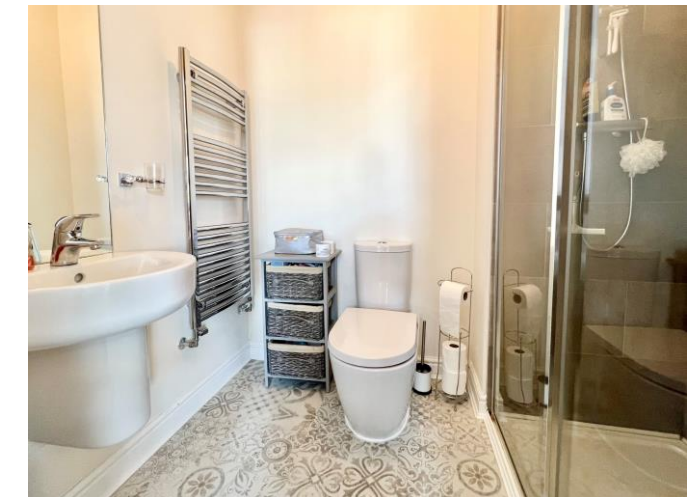
Attractive principal bedroom with two double glazed windows to front with pleasant elevated aspect. Single radiator, central light fitting.



#### EN-SUITE SHOWER

2.09m x 1.45m (6'10" x 4'9")

Fitted with modern white suite comprising low flush w.c., floating pedestal wash basin, large step in shower cubicle, part tiled walls, tile effect vinyl floor covering, chrome heated towel rail, central light fitting and extractor fan.



#### BEDROOM THREE

3.72m x 3.11m (12'2" x 10'2")

With double glazed window to rear, radiator beneath, central light fitting.