

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.

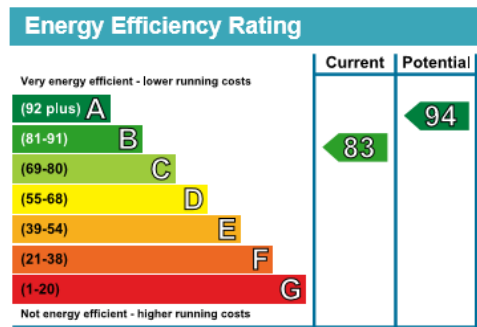
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 June 2024



Total floor area 89.6 sq. m. (964 sq. ft.) Approx (Excluding garage)



25 Bloom Drive, Wetherby, LS22 6AR

NOT TO SCALE For layout guidance only



Wetherby ~ 25 Bloom Drive, LS22 6AR

A contemporary three-bedroom detached family home enjoying westerly facing private gardens, occupying a pleasant cul-de-sac location in the highly sought after modern development off Spofforth Hill

- Modern three bedroom detached
- Dining kitchen with integrated appliances and patio doors to rear garden
- Master bedroom with fitted wardrobes and ensuite shower
- Two further bedrooms and house bathroom
- Integral garage and off-road parking for 2 cars
- Landscaped garden with 'sun trap' patio area
- Pleasant cul de sac location
- Remainder of 10-year builders warranty

£415,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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Renton & Parr

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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 and M1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along Spofforth Hill turn right onto Glebe Field Drive. Follow the road for a few hundred yards before turning left into Bloom Drive where the property is then identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Built to the Bellway Chestnut Plus design, an attractive three bedroom detached house forming part of a pleasant cul-de-sac location with access from Glebe Field Drive. Benefiting from gas fired central heating and UPVC double glazed windows, the accommodation in further detail comprises :-



GROUND FLOOR

ENTRANCE HALL

With radiator and inner door leading to :-

LOUNGE

13' 3" x 12' (4.04m x 3.66m)

With double glazed window, radiator, television point.



INNER HALL

Staircase to first floor, radiator.

CLOAKROOM

A modern white suite from the Rocca range comprising low flush w.c., pedestal wash basin, double glazed window, radiator, part tiled walls and tiled floor.

DINING KITCHEN

20' 1" x 9' 7" (6.12m x 2.92m)



A modern range of Shaker style light grey fronted wall and base units including cupboards and drawers, work surfaces with matching upstands, one and a half bowl stainless steel sink unit and mixer taps. Integrated appliances include an AEG double oven, gas hob and hood, Zanussi dishwasher, fridge and freezer. Pelmet lighting under wall unit, LED ceiling lighting, radiator, double glazed window and patio door to rear garden.



FIRST FLOOR

LANDING

Loft access, radiator, airing cupboard.

BEDROOM ONE

15' 6" x 9' 10" (4.72m x 3m) plus recess

Radiator, double glazed window to rear, two double wardrobes.



EN-SUITE SHOWER

9' 8" x 3' 10" (2.95m x 1.17m)

Fitted with a modern suite comprising low flush w.c., half pedestal wash basin, step in shower cubicle, double glazed window, part tiled walls and tiled flooring.



BEDROOM TWO

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window to front, radiator.

BEDROOM THREE

10' 2" x 6' 10" (3.1m x 2.08m)

Double glazed window to front, radiator.

BATHROOM

6' 4" x 6' 4" (1.93m x 1.93m)

Comprising panelled bath, half pedestal wash basin, w.c., double glazed window.



TO THE OUTSIDE

Block paved driveway provides parking for two cars and gives access in turn to :-

INTEGRAL GARAGE

16' 8" x 7' 8" (5.08m x 2.34m)

Manual up and over door, light and power laid on.

GARDENS

Lawned garden to front with decorative border. Enclosed garden to the rear set largely to lawn with perimeter fencing and rear garden wall. Raised planters house a range of flowering bushes and shrubs. A stone flagged patio provides an ideal 'sun trap' seating area for outdoor entertaining and relaxation along with BBQ and al-fresco dining in the summer months.



COUNCIL TAX

Band E (from internet enquiry).