



TENURE

Freehold

COUNCIL TAX

Band C (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 July 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Thorp Arch ~ 1 Northfields, LS23 7BE

A well-presented three-bedroom semi-detached house providing spacious light accommodation, central heated and double glazed enjoying a generous size plot with a wide frontage. Conveniently located between the villages of Walton & Thorp Arch and easily accessible to Wetherby, York and Leeds.

- Open plan lounge with dining area and conservatory extension to rear
- Fitted kitchen
- Side passageway with access to garage and downstairs toilet
- Three bedrooms, two with fitted wardrobes
- Refitted wet room with fully tiled walls and floor
- Attractive gardens, enclosed to rear

£325,000 OFFERS OVER



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

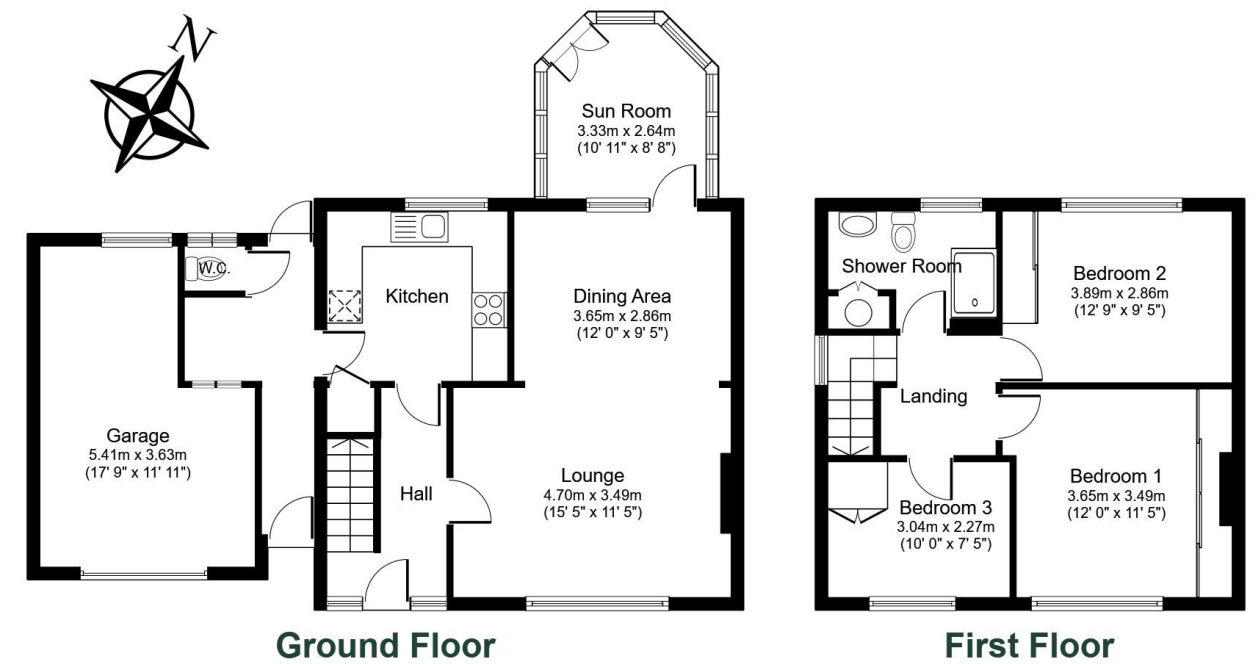
Summary, 1 Northfields, Thorp Arch, LS23 7BE

An internal inspection is strongly recommended to appreciate this spacious well-proportioned and tastefully decorated semi-detached house, set in generous size gardens with further scope for extension, if required, subject to necessary planning approval. Benefiting from gas fired central heating and double-glazed windows, with shutters to lounge, the accommodation includes on the ground floor a spacious entrance hall and staircase to first floor, open plan lounge with dining area having laminate floor and attractive sandstone fireplace with "living-flame" gas fire. There is ample space for dining table and a rear door leads to an enhanced conservatory with Velux windows and downlighting, ceramic tiled floor and radiator. A spacious kitchen with paint sprayed doors in contrasting colours, together with modern worktop and tiled surrounds, built in oven, hob and hood. There is a side door leading to a utility passageway, off which there is a downstairs toilet and integral access door to the garage.

On the first floor, there are three bedrooms the two double bedrooms having fitted wardrobes and bulk-head cupboard to the third bedroom. A modern stylish wet room with fully tiled walls and floor includes a rain shower, vanity wash basin and w.c., and airing cupboard with insulated tank and underfloor heating.

A feature of the property are the delightful gardens with low brick and wrought iron railings to a wide frontage with lawn, lavender borders and shale for ease of maintenance. A useful garage with electric roller shutter door provides extra storage space and passageway leads through to the enclosed rear garden, beautifully landscaped with shaped lawns and well stocked borders, patio area and decking, pergola and garden store. For pet lovers you will be impressed by the outdoor 'hot & cold' dog shower!

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.



NOT TO SCALE For layout guidance only
Total floor area 121.9 sq.m. (1,312 sq.ft.) Approx (Including Garage)

