

BEDROOM THREE

3.9m x 3.7m (12'9" x 12'1")

Double glazed window to rear with radiator beneath, central pendant light fitting.

BATHROOM

2.13m x 2.06m (6'11" x 6'9")

A modern white suite comprising panelled bath with shower and screen above, vanity wash basin with work surfaces and storage cupboards, part tiled walls with tile effect vinyl flooring, double glazed window, chrome heated towel rail and central light fitting.

W.C.

Fitted with modern low flush w.c., floating hand basin, double glazed window.

TO THE OUTSIDE

Generous size gravelled driveway provides off-road parking for multiple vehicles and access to integral garage.

GARDENS

Driveway to the front is bordered with neatly maintained hedgerows, bushes and shrubs, stone steps to the side of the property lead to rear garden.



The generous size south westerly facing garden to rear is a particular feature of this beautiful property, set largely to lawn with deep and well-stocked shaped borders housing a range of flowering bushes, shrubs and neatly maintained small trees to create an established and manicured rear garden. Block paved patio area provides an ideal space for outdoor entertaining and relaxation along with barbecue and 'al-fresco' dining in the summer months, two timber sheds provide additional external garden storage.

COUNCIL TAX

Band F (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		
(69-80) C		73
(55-68) D	55	
(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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Wetherby ~ 25 Spofforth Hill, LS22 6SF

An individual 1930's detached family home of excellent quality, enjoying generous and established private gardens situated on the extremely popular Spofforth Hill, one of the most sought-after locations in Wetherby. Early viewing is strongly advised to avoid disappointment.

- Beautiful three-bedroom detached family home
- Three reception rooms to the ground floor
- Country style fitted kitchen with AGA and walk in pantry
- Master bedroom suite with dressing area, Juliette balcony and ensuite shower
- Two further well-proportioned double bedrooms
- Stunning south facing private gardens to rear

£795,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

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

From Wetherby town centre proceed along Westgate. At the mini roundabout take the second exit up Spofforth Hill towards Harrogate. After a few hundred yards the property is identified on the left hand side with a Renton & Parr for sale board.



THE PROPERTY

An internal inspection is strongly recommended to fully appreciate this beautiful 1930's detached home. Skillfully extended at present, the property also lends itself to further development and extension (subject to necessary planning consents).

Benefiting from gas fired central heating and double glazed windows throughout, the well presented living accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE PORCH

Entering through traditional front door to entrance porch with double glazed window to side and central light fitting.

ENTRANCE HALLWAY

An attractive entrance hallway with returned staircase to first floor, double radiator to side, decorative picture rail and central light fitting.

LIVING ROOM

6.16m x 3.88m (20'2" x 12'8")

Double glazed window to front, large double glazed window to rear overlooking the rear garden, feature fireplace with stone hearth surround and mantle piece with "living-flame" gas fire inset, four wall light fittings and single radiator.



HOME OFFICE

3.57m x 1.51m (11'8" x 4'11")

Large double glazed window overlooking rear garden, two central light fittings, door leading to :-

INTEGRAL GARAGE

4.52m x 3.61m (14'9" x 11'10")

Traditional timber garage door to front, personnel door to side and double glazed window, light and power laid on.

BREAKFAST KITCHEN

4.07m x 3.15m (13'4" x 10'4") overall

An attractive "country-style" kitchen comprising a range of wall and base units, work surfaces with tiled splashback and window sill reveal. Integral appliances include undercounter dishwasher and one and a half bowl sink unit with drainer and mixer taps along with a gas fired AGA oven with hob function above. Double glazed windows to front and side along with useful walk-in pantry cupboard, central light fitting and tile effect vinyl floor covering, a glazed door leads to :-



REAR LOBBY

With personnel back door, boiler cupboard housing wall mounted Worcester gas fired central heating boiler, space and plumbing for automatic washing machine, double glazed window to side.

DOWNSTAIRS W.C.

Fitted with traditional white suite comprising low flush w.c., wash basin with work surface and storage cupboards beneath, double glazed window, single radiator and decorative timber panelling.

DINING ROOM

4.23m x 3.65m (13'10" x 11'11") overall

A traditional dining room with two double glazed windows to side and French style patio doors leading to conservatory. Feature fireplace with brick hearth surround and decorative curved mantelpiece with "living-flame" gas fire inset, central pendant light fitting and ceiling cornice.



CONSERVATORY

3.59m x 3.38m (11'9" x 11'1")

Double glazed windows to three sides and French style patio doors onto rear garden and central light fitting.



FIRST FLOOR

LANDING

Useful storage cupboard at half stair along with large picture double glazed window, decorative picture rail to galleried landing and central light fitting.

BEDROOM ONE

6.15m x 4.83m (20'2" x 15'10") narrowing to 2.36m (7'8") An attractive "L shaped" master suite with walk-through dressing area, bedroom with mirror fronted fitted wardrobes to the length of one wall, double glazed French style patio doors with Juliette balcony overlooking rear garden, traditional radiator, central light fitting and :-



EN-SUITE SHOWER

3.47m x 1.98m (11'4" x 6'5") narrowing to 1.2m (3'11")

Fitted with a traditional white suite comprising high flush w.c., pedestal wash basin and large step-in shower cubicle, tiled walls with tiled flooring, traditional radiator, double glazed window, recess ceiling lighting and extractor fan.

BEDROOM TWO

4.23m x 3.64m (13'10" x 11'11")

Attractive double bedroom with fitted wardrobes to two sides and fitted dressing table and window seat. Double glazed windows to rear and side, single radiator and pendant light fitting.

