



TENURE
Freehold

COUNCIL TAX
Band E (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 August 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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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

- 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.
- 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.
- 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.



Scarcroft ~ 5 Syke Green, LS14 3BS

A well-presented three-bedroom mid-terraced house built by Crosby Homes offering excellent living accommodation situated in the popular and conveniently located village of Scarcroft between Wetherby and Leeds.

- Generous size lounge with dining area
- Separate galley style kitchen and downstairs toilet
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- Two further good-sized bedrooms and bathroom
- Gas central heating and double glazing
- Off-road parking and integral garage
- Enclosed lawn garden to rear

£395,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Agents Commentary

A well-presented three-bedroom mid terrace property offering deceptively spacious living accommodation, situated in the popular and conveniently located village of Scarcroft between Wetherby and Leeds.

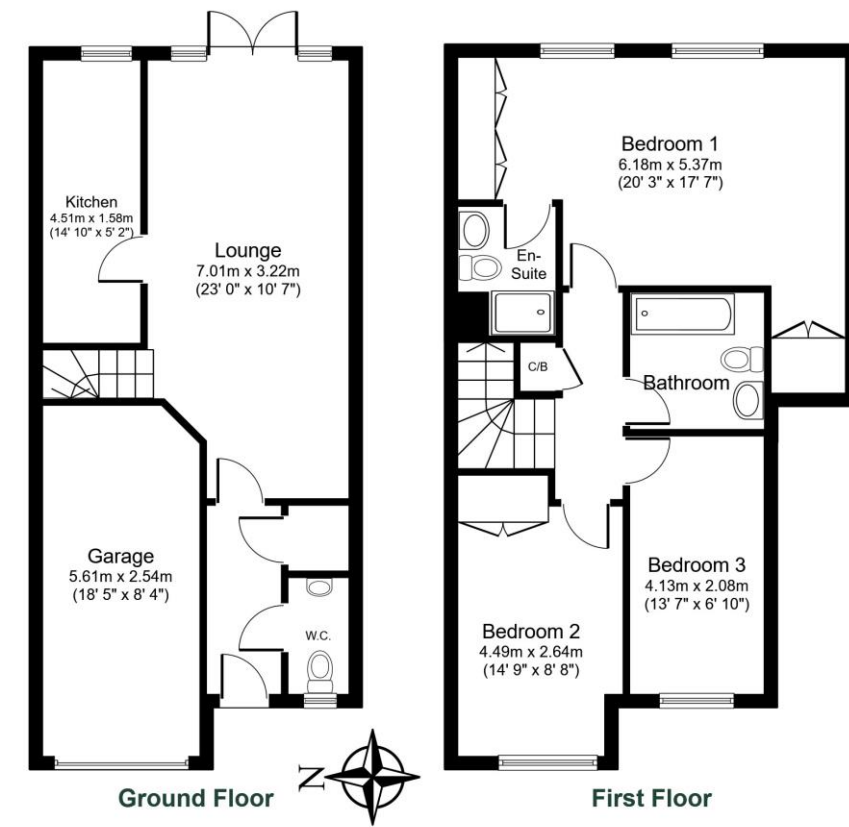
The ground floor comprises entrance hall with adjoining cloakroom leading to a generous size open plan living dining area with doors out onto the rear garden. A well-equipped kitchen lies along side and provides ample work and storage space.

To the first floor, the accommodation includes a large and spacious principal bedroom with built in wardrobe, storage cupboard and en-suite shower room. There is a second double bedroom to the front as well as a third bedroom of good size, presently being used as a study, all served by a house bathroom.

Externally, the rear garden is laid to lawn and offers a good degree of privacy while to the front a driveway provides off-street parking leading to an integral larger than average single garage.

The village of Scarcroft is ideally situated for those wishing for easy access to Leeds or the A1(M) whilst also benefiting from a good range of nearby amenities and facilities including nearby restaurant and golf club.

Total floor area 112.2 sq.m. (1,208 sq.ft.) Approx (Including Garage)



NOT TO SCALE For layout guidance only

