



**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

**TO THE OUTSIDE**

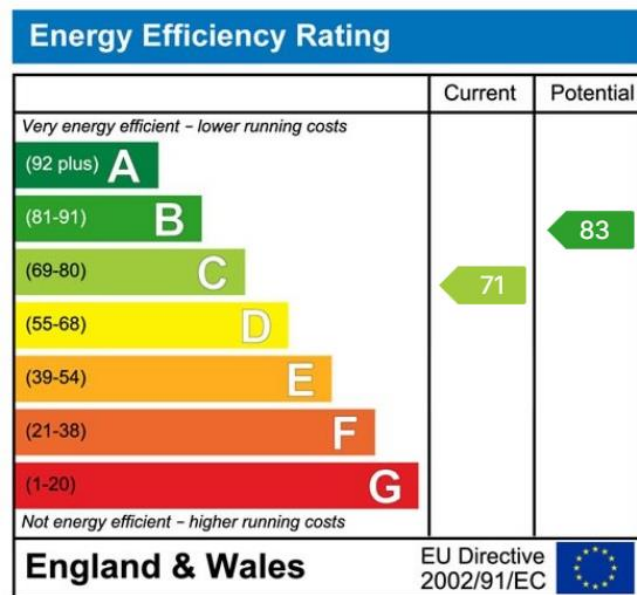
To the front of the property is a private driveway with turning area and double entry gates, boundary wall with lawn and borders and established trees and bushes. Two pear trees, outside water tap.

**INTEGRAL GARAGE**

19' 5" x 8' 10" (5.92m x 2.69m)  
With up and over door, light and power laid on, personal door to rear.

**GARDENS**

Private enclosed gardens to rear comprising lawn with shaped borders, well stocked with bushes and shrubs enjoying south westerly aspect, patio area, garden shed.



Details prepared August 2024



**Wetherby ~ Holly Tree House, 17 Barleyfields Road, LS22 6PR**

An individual detached family house providing spacious and versatile accommodation contained within private gardens ideally located for easy access to local schooling and the old railway line now part of the Harland Way.

- Lounge and dining room with family room/study/bedroom.
- Good size dining kitchen and downstairs cloakroom
- Three double bedrooms, one having double bedroom 4/study off
- Gated driveway to front with private enclosed gardens

**£520,000** PRICE REGION FOR THE FREEHOLD



**2 Recep**



**4 Beds**



**1 Bath**

**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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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

From Wetherby town centre proceed along North Street, passing Morrison's petrol station on the right hand side, then take the next turning to the left up Northfield Place. Follow the road round a right hand bend then a sharp left bend up to the top 'T' junction where, on the opposite side to the right of the junction is situated Holly Tree House with large double gates and high stone wall.

### THE PROPERTY

Built approximately 36 years ago to an individual design and specification for the current owner and now offered for sale on the market. Enjoying an ideal location for easy access to the nearby schools of Crossley Street and St Josephs, together with access onto the Harland Way and other walks, literally on the door step. There are three reception rooms on the ground floor and on the first floor three double bedrooms with the option of a fourth double bedroom, dressing room or study, with potential for an en suite.



Central heated and double glazed, the accommodation in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, ceiling cornice, laminate floor.

### DOWNSTAIRS W.C.

Low flush w.c., corner wash hand basin, laminate floor, ceiling cornice.

### INNER HALL

With staircase to first floor, laminate floor, ceiling cornice, understairs cupboard and radiator.

### FAMILY ROOM/STUDY/BEDROOM

18' 10" x 8' 10" (5.74m x 2.69m)  
Laminate floor, two ceiling beams, double glazed window to front and patio doors to rear, two radiators.



### LOUNGE

14' 9" x 13' 9" (4.5m x 4.19m)  
Two double glazed windows to rear, patio door to side elevation, inglenook type fireplace with coal effect gas fire, ceiling beams, radiator.



## DINING ROOM

12' 6" x 8' 3" (3.81m x 2.51m)  
Double glazed window to rear, radiator, ceiling cornice, two wall light points.



## DINING KITCHEN

16' 2" x 11' 6" (4.93m x 3.51m)  
Well fitted with range of wall and base units including cupboards and drawers, display cabinet, plumbing for automatic washing machine, space for cooker with hood above, work surfaces with one and a half bowl sink unit and mixer taps, tiled splashbacks, radiator, space for table and chairs, ceiling cornice, two double glazed windows to front. Pantry/Store room.



## FIRST FLOOR

### LANDING

With access to loft via retractable ladder, ceiling cornice.

### BEDROOM ONE

14' 2" x 10' 10" (4.32m x 3.3m)  
Double glazed window to front, large airing cupboard with light and insulated tank, radiator, telephone point.



### BEDROOM TWO

10' 5" x 11' 3" (3.18m x 3.43m)  
Two double glazed velux windows to rear, radiator. Connecting door to bedroom one.



### BEDROOM THREE

14' 3" x 11' 10" (4.34m x 3.61m)  
Double glazed window to front, radiator. Door leading off to :-

### BEDROOM FOUR/DRESSING ROOM/STUDY

14' 3" x 8' 9" (4.34m x 2.67m)  
Double glazed windows to front and side elevation, radiator.

## BATHROOM

10' 4" x 5' 6" (3.15m x 1.68m)  
Four piece suite comprising panelled bath, pedestal wash basin, low flush w.c., shower cubicle, radiator, half tiled walls, velux double glazed window, shaver socket, inset storage cupboard.