



TENURE

Freehold

COUNCIL TAX

Band G (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 8 Linton Avenue, LS22 6SQ

An impressive four-bedroom contemporary family home occupying an enviable position upon this exclusive and highly desirable private lane just off Spofforth Hill, within short walking distance of Wetherby town centre.

- A mid-century modern four-bedroom detached home
- Extensively modernised throughout while retaining its original character
- Bespoke fitted kitchen with solid worktops and integrated appliances
- Retained original character features
- Master bedroom with newly fitted en-suite shower room and walk in dressing room
- Three further double bedrooms and house bathroom

£895,000 PRICE REGION



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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Summary

Designed in 1960 by the architect Kenneth P Jones, this beautiful home has been comprehensively modernised by the current owners while remaining sympathetic to the original design and character, retaining striking original features such as parquet flooring, exposed stone fireplace and open tread staircase. The light and spacious living accommodation extends in excess of 2,000 square feet and must be viewed internally to fully appreciate the quality of fittings and the attention to detail that has been shown during renovation: -

To the ground floor entering into an attractive open porch and hallway with downstairs w.c., leading into an open plan reception hallway with exposed stone chimney breast and sliding patio doors onto established rear garden. Rounding the chimney breast which forms a bespoke feature wall, the formal living room is entered. From the central reception hallway, the property flows seamlessly into a refitted kitchen with modern handle-less wall and base units, solid work surfaces and integrated appliances. Carefully restored solid wood parquet flooring connects a bright and airy dining area into an extended family room with beautiful outlook over the rear garden. Separate utility space to the side serves further access to a tandem garage.

To the first floor are four generous size double bedrooms, all enjoying fitted wardrobes. The master bedroom benefits from windows to two aspects along with a walk-in dressing room and en-suite shower. The house bathroom has been refitted while retaining the style and décor of this mid-century inspired home.

To the outside, the driveway provides off-road parking for multiple vehicles and access to the tandem garage. The private landscaped gardens to the front and rear are a particular feature of this property with shaped and well-stocked flower beds housing a range of meticulously maintained flowering perennials and shrubs. Established hedgerows afford a good degree of privacy to the rear garden and a flagged patio area provides an ideal space for outdoor entertaining along with 'al-fresco' dining in the summer months.

