



TENURE

Freehold

COUNCIL TAX

To be re-assessed

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.

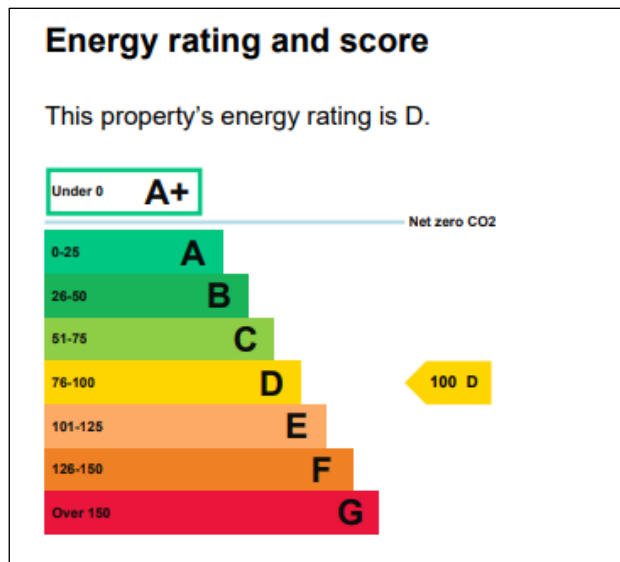
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 September 2024



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.
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.
3. 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.



Wetherby ~ 24 York Road, LS22 6SL

A unique opportunity to purchase a spacious detached bungalow set in a generous sized corner plot within easy walking distance of the town centre and excellent amenities. Available with no upward chain.

- Permitted development obtained for change of use from commercial to dwelling house. 24/03454/DPD. conditions apply
- Spacious well-proportioned rooms with oak flooring
- Three double bedrooms
- Reception hall, living room and conservatory to rear
- Double glazing and gas central heating

£450,000 OFFERS OVER



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

Summary

A Spacious Detached Bungalow with Double Garage and Endless Potential

A unique opportunity to own a spacious detached bungalow, previously used as an osteopath's practice for the past 23 years. This property offers vacant possession and is ideally situated close to the town centre, providing convenient access to local amenities.

The bungalow sits on a substantial corner plot, extending to approx 0.2 acres offering ample space for gardening, outdoor activities, or potential extensions, and benefits from off-road parking, ensuring convenience and security for multiple vehicles.

A double garage provides additional storage or parking space.

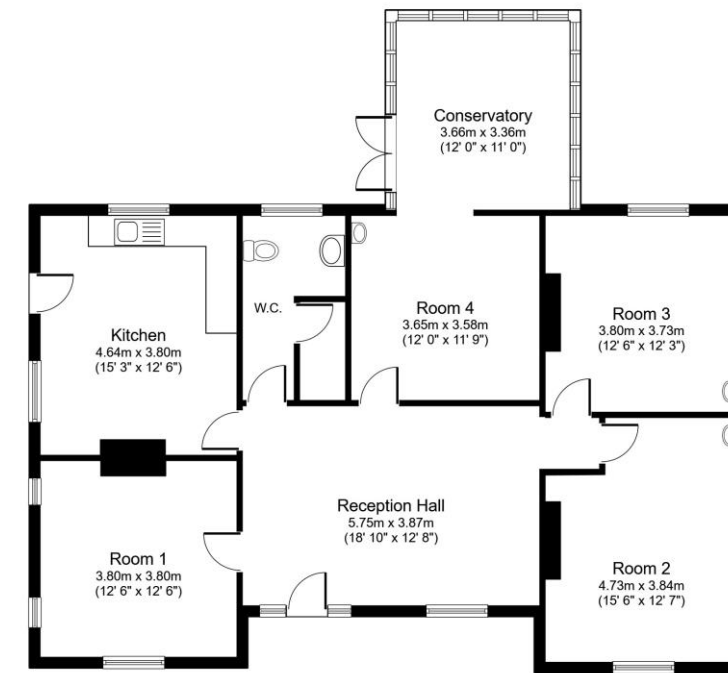
The interior of the property boasts a generous layout, ready for modernisation to suit your personal taste and needs, including a large reception hall, three potential double bedrooms, living room with conservatory extension at the rear. Each of the "bedrooms" have wash hand basins. The kitchen has fitted wall and base units with space for a breakfast table if desired.

Located close to the town centre, enjoying easy access to shops, restaurants, and public transport.

This property is a blank canvas, perfect for those looking to create their dream home or invest in a promising project. Don't miss out on this rare opportunity to own a versatile bungalow with so much potential.

Permitted Development for change of use from Commercial, Business and Service (Use Class E) to Dwelling house (Use Class C3) Application Number 24/03454/DPD has been obtained dated 7th August 2024. Copy available upon request of the selling agents or online via the Leeds City Council Planning website. <https://publicaccess.leeds.gov.uk/online-applications/applicationDetails>

Total floor area 125.0 sq.m. (1,345 sq.ft.) Approx



Ground Floor

NOT TO SCALE For layout guidance only

