



TENURE

Freehold

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 September 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	92
(69-80) C			
(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 ~ 22 Ezart Avenue, LS22 6BB

This attractive four-bedroom detached family home is situated in the highly sought after residential development just off the popular Spofforth Hill. The property has been thoughtfully improved by the current owners, who have remodelled the ground floor to create an additional reception room and an enlarged utility area. Given its prime location and modern updates an early viewing is highly recommended to avoid disappointment.

- Ample outside storage and driveway parking
- Favoured residential development off Spofforth Hill
- Landscaped gardens with raised floral borders and undercover decked area
- Generous utility with downstairs W.C.
- Principal bedroom with "his & hers" fitted wardrobes and en-suite
- Skilfully reconfigured creating home office/snug
- Separate formal lounge of generous proportion

£675,000 PRICE REGION



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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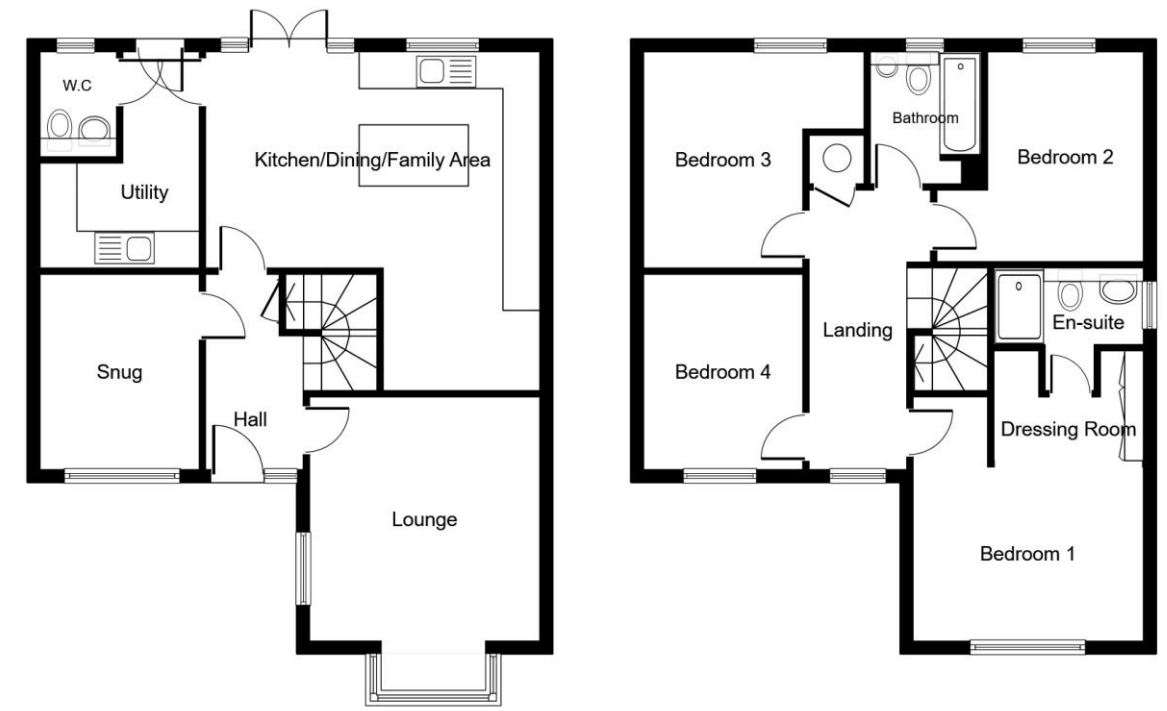
Summary

This beautifully presented four-bedroom detached family home boasts a thoughtfully converted garage, now serving as a snug room and a large utility area to the rear, while still offering generous outside storage options.

To the ground floor, a spacious entrance hall with Amtico flooring leads to a bright and airy lounge with dual aspect, including a large bay window to front with window seat and storage beneath. A skilful conversion of the garage creates a large home office or snug, while the heart of the home is the superb open-plan living kitchen diner. Fitted with a range of shaker style wall and base units, Silestone work surfaces, a large matching central island and breakfast bar together with quality integrated appliances including an induction hob with an extractor above, dishwasher and double oven. The dining area provides ample space for a table and chairs and patio doors open to the landscaped rear garden creating the ideal flow for outdoor dining, while a cosy family sitting area creates the perfect place to relax. A separate utility room with matching wall and base units offers space and plumbing for washing machine and tumble dryer, with a single door leading to the garden. A convenient downstairs WC completes the ground floor accommodation.

The first floor reveals a surprisingly generous landing area with access to a partially boarded loft. The principal bedroom is light and spacious, featuring "his & hers" built-in wardrobes and a modern en-suite shower room. There are three additional double bedrooms, with bedroom two benefiting from fitted wardrobes, all serviced by a large modern family bathroom.

To the outside, this family home with the benefit of fitted solar panels is situated in the heart of a highly sought-after modern residential development, originally built by Bellway and still within the 10-year new build warranty. The property features a block-paved driveway to the front, with a level lawn and a side path leading to a beautifully maintained and landscaped rear garden. The rear garden includes raised borders with an attractive sleeper retaining wall, high fenced perimeter and an impressive decking area with an undercover dining space. Additionally, there is a custom-built outdoor store, EV charging point and outdoor lighting, making this property the perfect blend of comfort and modern practicality.



Ground Floor

First Floor

NOT TO SCALE For layout guidance only

