

COUNCIL TAX

Band E.

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	93
(81-91) B	83
(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

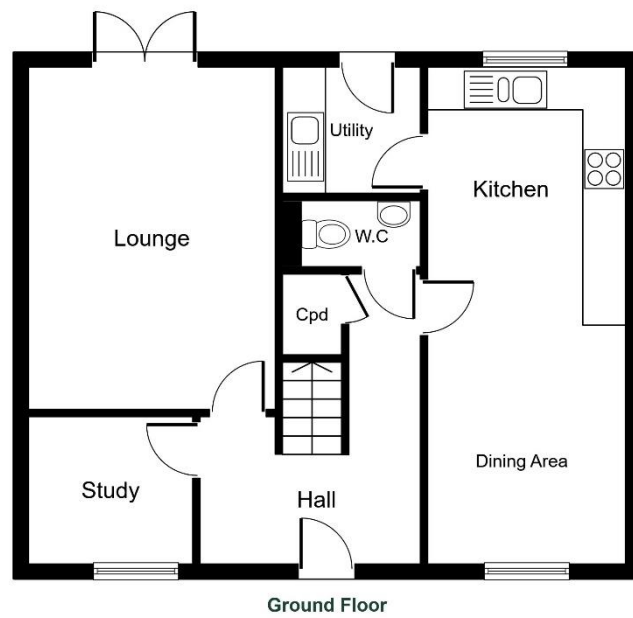
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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

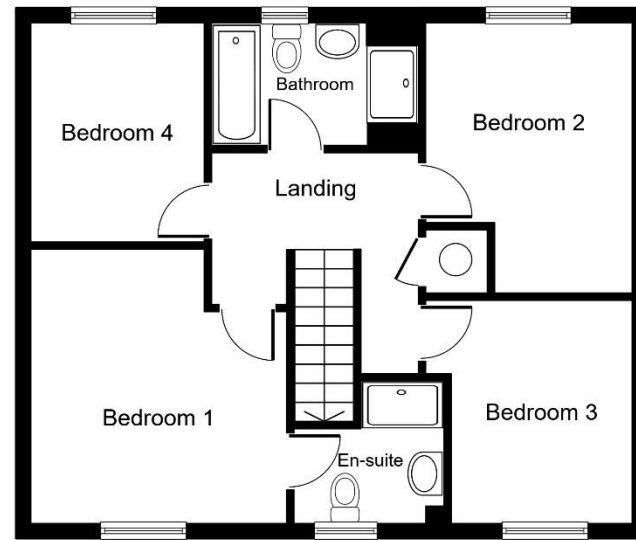
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.



COMPETITIVELY PRICED, MOTIVATED SELLER & PRICED TO SELL



Ground Floor



First Floor

9 Noble Crescent, Wetherby, LS22 7DU

NOT TO SCALE For layout guidance only

ROOM MEASUREMENTS IN THESE PARTICULARS ARE ONLY APPROXIMATIONS AND ARE TAKEN TO THE WIDEST POINT.

Wetherby ~ 9 Noble Crescent, LS22 7DU

This beautifully presented and tastefully decorated modern four-bedroom detached family home enjoys a favourable position on the edge of this popular residential development within level walking distance to Wetherby town centre.

- Four bedroom detached modern family home
- Open plan kitchen dining room
- Separate lounge and ground floor playroom / study
- Principle bedroom with ensuite
- Popular residential development close to Wetherby town centre
- Remainder of New Build warranty from 2016

£400,000 FIXED PRICE FOR THE FREEHOLD



2 Recep



4 Beds



2 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.
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.
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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

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 and M1 link south of Aberford.

DIRECTIONS

Leaving Wetherby along North Street turn right at the Morrisons petrol station onto York Road. Continue for a short while then turn left onto Audby Lane and second right onto Sandbeck Way and right again onto Noble Crescent, following the road round and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

A beautifully presented and tastefully decorated family home revealing well balanced living accommodation and a good sized enclosed rear garden. The property benefits from the remainder of a 10 year new build guarantee as well as double glazed windows and gas fired central heating, in further detail giving approximate room sizes comprises:-



GROUND FLOOR

ENTRANCE HALL

Access gained by modern uPVC front door. Welcomed by a central staircase to first floor with useful under stairs storage, radiator to side.

DOWNSTAIRS WC

Fitted with a modern white suite comprising low flush w.c., vanity wash basin with tiled splash back, radiator, tiled floor

KITCHEN DINER

22' 7" x 9' 2" (6.9m x 2.8m) (overall)
11' 9" x 9' 2" (3.6m x 2.8m) (Kitchen)
10' 9" x 9' 2" (3.3m x 2.8m) (Dining)
Kitchen area comprises a range of 'shaker' style wall and base units cupboards and drawers with laminate worktops. Integrated appliances include fridge freezer, oven, four ring gas hob with extractor above and undercounter dishwasher. With double glazed window to rear and inset one and a quarter sink unit beneath.



Tiled floors flow into adjacent dining area where there is ample space for dining table and chairs, double glazed window to side and rear, radiator, television aerial.



UTILITY

6' 6" x 6' 2" (2m x 1.9m)
With single door to rear garden, fitted laminate worktops with sink unit, space and plumbing for undercounter washing machine and tumble dryer, wall mounted gas fired boiler, radiator.

STUDY / PLAYROOM

7' 10" x 6' 6" (2.4m x 2m)
With window to front, radiator beneath.

LOUNGE

15' 8" x 11' 1" (4.8m x 3.4m)
Attractive fireplace with electric stove, television aerial, double French doors leading out to rear garden.



FIRST FLOOR

LANDING

With radiator, loft access hatch, airing cupboard.

BEDROOM ONE

11' 5" x 10' 5" (3.5m x 3.2m)
With attractive built in floor to ceiling wardrobes to one side, double glazed window to front, radiator, door leading through to:-



ENSUITE

An attractive modern white suite comprising low flush w.c., half pedestal wash basin, shower cubicle, part tiled walls and tiled floor, window to front and extractor fan.

BEDROOM TWO

11' 9" x 9' 2" (3.6m x 2.8m)
With window to rear, radiator, television aerial.

BEDROOM THREE

9' 10" x 7' 10" (3m x 2.4m)
With window to rear and radiator.

BEDROOM FOUR / HOME OFFICE

10' 2" x 8' 2" (3.1m x 2.5m)
With window to front and radiator.

HOUSE BATHROOM

An attractive modern white suite comprising panelled bath, low flush w.c., half pedestal wash basin, shower cubicle, part tiled walls, window to rear, radiator, extractor fan.



TO THE OUTSIDE

A tarmac driveway provides off street parking and serves access to :-

GARAGE

19' 4" x 9' 10" (5.9m x 3m)
With manual up and over door, light and power laid on as well as electric vehicle charging point.

GARDENS

Neat and well maintained lawn garden to the front with path leading to front door.
Enclosed rear garden laid to lawn with patio area ideal for outdoor entertaining, bin store to side.

