



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

Details prepared October 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ Southbank, Wharfe Grove Gardens, LS22 6AQ

A beautifully presented four-bedroom detached family home occupying an enviable position upon this exclusive and highly desirable cul-de-sac location just off Linton Road, within walking distance of Wetherby's town centre. No onward chain.

- An impressive four-bedroom detached home
- Generous sized through living room with multifuel stove
- Master bedroom with dressing area and ensuite shower
- Fantastic open plan kitchen diner with integrated appliances
- Bifold doors opening onto stone flagged patio
- South facing private gardens
- Exclusive cul-de-sac location
- Double garage and driveway parking

£895,000 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.
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.



Renton & Parr

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ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Southbank forms part of an exclusive private development of just five homes built in 2014. Occupying a peaceful cul-de-sac location set back from Linton Road in one of Wetherby's most sought-after areas, this beautifully presented family home offers well-proportioned family living space with high-quality finishes benefitting from underfloor heating throughout the property and energy efficient measures leading to a EPC rating of C. With added benefit of a generous sized loft space providing scope and opportunity for further development, this beautiful property is not to be missed.

To the ground floor; Entering into a welcoming entrance hallway with cloaks and storage cupboards and central staircase.

The master bedroom suite offers a spacious retreat with a walk-in dressing area and a modern en-suite shower room. There are two further double bedrooms with fitted wardrobes, providing ample storage and room for family or guests along with a fourth bedroom currently used as generous sized home office. A stylish house bathroom comprises a modern white suite with a tiled bath, separate shower cubicle, low flush WC, and hand basin. A central corridor leads to an integrated double garage with electric up and over door. A drop-down ladder leads to an impressive 15.35m loft space, boarded for storage and providing scope and opportunity to develop, subject to necessary consents. A ducted air circulation system is fitted to the loft space maintaining comfortable air temperature and quality throughout the property.

To the lower ground floor; steps from the hallway descend to a stunning open plan kitchen diner with integrated appliances, solid quartz work surfaces and central island unit. Attractive tiled flooring extends from the kitchen and dining areas through to additional family space with bifold doors opening onto rear patio, perfect for family gatherings and entertaining. There is a separate utility room and guest wc.

A through living room offers attractive dual-aspect to the front and rear of the property, complete with a brick-built fireplace, stone hearth, and timber mantelpiece, incorporating a multifuel stove for added warmth and charm.

To the outside; Block paved driveway provides off road parking for several vehicles and access to double garage. Private landscaped gardens extend around the south and west elevations. Lawn garden to the west is framed by mature hedgerows. Stone terraces provide raised planting beds with established shrubs creating a beautiful and low-maintenance outdoor space. The stone-flagged patio area is perfect for al fresco dining and outdoor entertaining in the summer months.

