



COUNCIL TAX
Band B (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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	84
(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

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 ~ 72 Pentagon Way, LS22 6AW

This modern two double bed roomed town house presents the ideal investment or first-time buyer property, favourably located on the highly sought after Bellway development just off Spofforth Hill, Wetherby. Immaculately presented throughout and available with the benefit of no onward chain.

- Modern town house on the popular "Spofforth Park" development
- Two double bedrooms
- Immaculately presented throughout
- Ideal investment or first-time buyer property
- Allocated parking to front as well as visitor parking to rear
- Manageable rear garden
- Remainder of new build warranty
- Available with no onward chain

£285,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

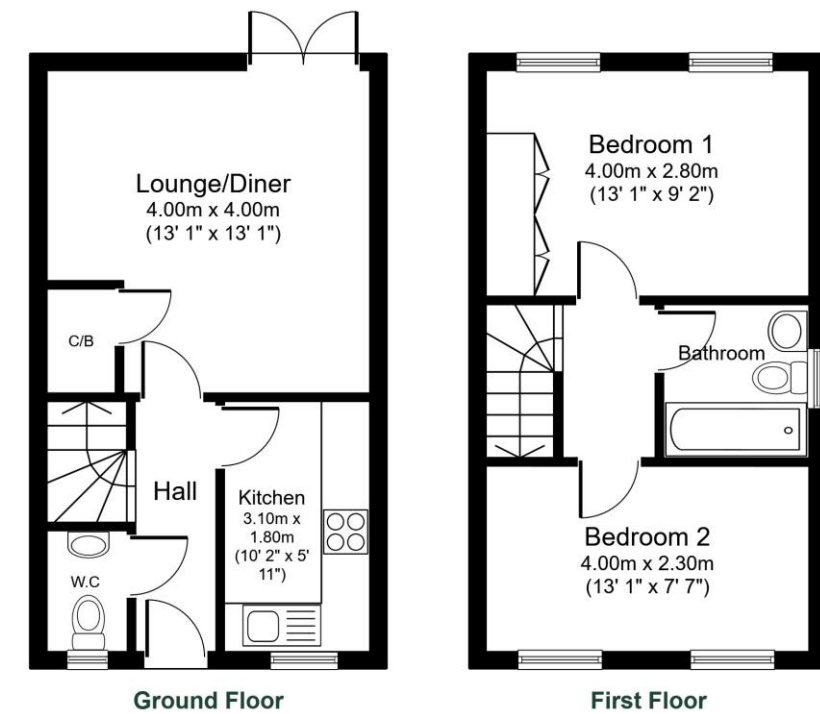
Property Description

To the ground floor, entrance hallway with access gained via modern UPVC front door with glazed panels, radiator, returned staircase to first floor. There is a modern downstairs w.c., with part tiled walls, a fitted kitchen with Shaker style wall and base units, laminate worktops, inset one and a quarter stainless steel sink unit, AEG oven and grill with four ring gas hob. An integrated 70/30 split fridge freezer along with dishwasher and automatic washing machine. To the rear of the accommodation a comfortable living room with double patio doors leading out to enclosed garden laid mainly to lawn, there is a useful under stairs store cupboard.

To the first floor, comprising two double bedrooms, each enjoying a pair of double-glazed windows, the principal bedroom has fitted floor to ceiling Hammonds wardrobes with additional bulk-head storage. Both rooms are served by a modern house bathroom with white three-piece suite and part tiled walls.

To the outside, block paved driveway to the front provides off-street parking for one vehicle. The rear garden is laid primarily to level lawn with secure fence perimeter, there is a stone flagged patio area with access off the living room and path which extends down the side of the garden leading to a bin store and hand gate leading to visitor parking space.

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.



NOT TO SCALE For layout guidance only
Total floor area 57.9 sq.m. (623 sq.ft.) Approx



Wetherby Bridge – The Beauty of Yorkshire