



TENURE

Freehold.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ 2 Second Avenue, Wetherby, LS22 6JN

A three-bedroom end terrace house providing excellent family accommodation with generous sized corner plot off road parking and 24 ft garage.

- Lounge, dining hall and conservatory
- Utility room and downstairs wc
- Three bedrooms and fully tiled bathroom
- Gas central heating and double glazing
- Tastefully decorated throughout
- Generous sized gardens to three sides
- Walking distance to the town centre and local schools

£290,000 PRICE REGION



MISREPRESENTATION ACT

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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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

An internal inspection is strongly recommended to appreciate this spacious and extended three-bedroom end terrace house enjoying a generous sized corner plot with off-road parking and garage all within easy walking distance of Wetherby town centre.

The property benefits from gas fired central heating together with double glazed windows and doors, laminate flooring to the ground floor and being tastefully decorated throughout enhances the appeal of this well cared for property.

An entrance hall opens up into the lounge, off which there is a conservatory. The kitchen is well fitted with modern units and a separate dining hall provides space for table and chairs. There is also a utility room with plumbing for washing machine, sink and cupboards for storage with a door off to the downstairs wc.

A first floor landing has useful storage cupboards with shelving as well as airing cupboard with insulated tank. There are three bedrooms, including two double both with fitted wardrobes and a third bedroom presently being used as a study. The bathroom is fully tiled to walls and floor with walk-in shower WC and contemporary wash basin.

A driveway provides parking for three or four vehicles and a large garage for useful storage. The corner plot is lawned to the front and enclosed by close boarded fencing with a side garden also fully enclosed and paved.

Second Avenue is within level walking distance of schooling for all ages, a choice of supermarkets, the local medical centre and a wide range of shops and with the A1 bypass there is easy access to the regions motorway network for travelling further afield.

