



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 | | 85 |
| (69-80) C | 70 | |
| (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

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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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Wetherby ~ 41 Third Avenue, LS22 6JR

This tastefully decorated and modernised two double bedded semi-detached home enjoys a quiet position and a larger than expected garden plot, with maintained lawns to front and rear, together with detached garage and level walking distance to Wetherby town centre.

- Modernised two bed semi-detached
- Recently fitted kitchen with integrated appliances
- Tastefully decorated throughout
- Two double bedrooms with dual aspect
- Driveway parking to front and detached garage
- Large garden plot
- Scope for extensions (STPP)
- Conveniently located for ease of access to Wetherby amenities

£245,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

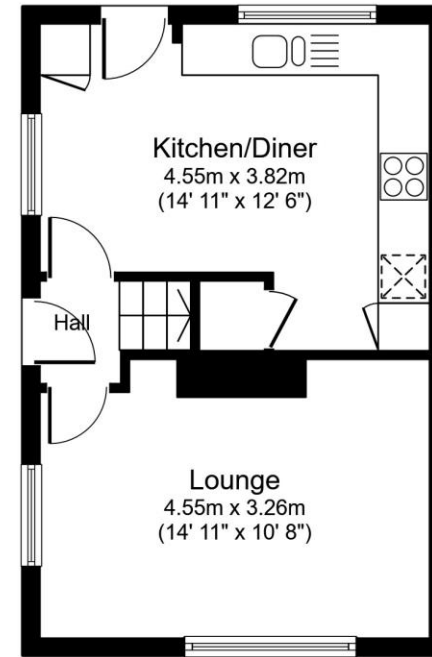
This recently modernised semi-detached home is conveniently located only minutes walk to Wetherby town centre and an excellent range of amenities and both primary and secondary schools. The accommodation which is tastefully decorated throughout benefits from double glazed windows a modern gas fired central heating system and in further details comprises:-

To the ground floor, accessed via a modern UPVC side door with an obscure window, this ideal starter home opens into an entrance hall with a staircase leading to the first floor and features an attractive wood-effect floor covering. The breakfast kitchen has been recently modernised and fitted with a striking range of wall and base units, complemented by quartz worktops and matching upstands and window sill. Integrated appliances include an oven, induction hob, 70/30 split fridge freezer, dishwasher and automatic washing machine. The inset sink unit is situated beneath a double-glazed window offering a pleasant view over the large, level lawned garden with established hedging. There is a matching Quartz breakfast table and a glazed door leading to the rear garden. The gas boiler is conveniently housed in a cabinet with additional storage space.

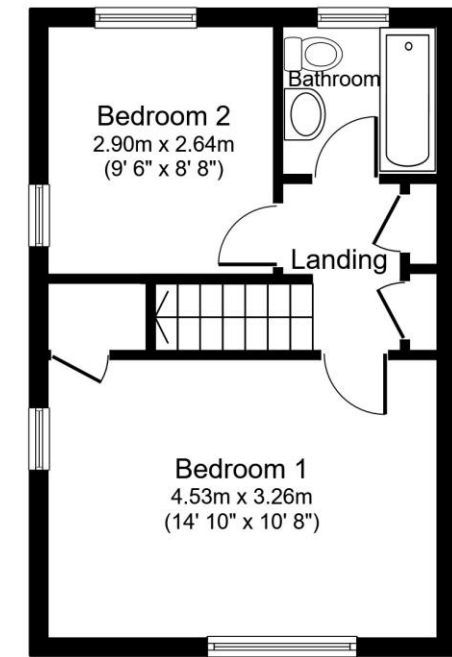
The lounge enjoys a dual aspect with double-glazed windows to both the front and side elevations, filling the room with natural light. A living flame coal-effect gas fire with polished stone surround and mantle creates a cosy atmosphere and compliments the radiator.

On the first floor, a landing area provides access to two useful storage cupboards and a loft hatch. There are two double bedrooms, both benefiting from dual aspect windows with windows to two elevations, the principal bedroom features a built-in wardrobe and study area. The house bathroom is well appointed with tiled walls, a modern white suite with vanity wash unit and matching medicine cabinet.

To the outside, the property enjoys a quiet position within a cul-de-sac and occupies a generous plot with a level front lawn, bordered by well-established hedging. A block-paved driveway offers ample off-street parking for multiple vehicles and leads to a detached garage with up and over door, window and personnel door to the side. The rear garden is a particular highlight, featuring a large level lawn with mature edging along the perimeter. A generous block-paved patio, accessed from the breakfast kitchen provides the perfect space for outdoor dining and entertaining. Additionally, there is a secondary seating area at the bottom of the garden, complete with a greenhouse and further seating space, ideal for enjoying the peaceful surroundings.



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 66 sq.m. (710 sq.ft.) Approx

