

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared November 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	27 F	
1-20	G		

Total floor area 74.8 sq.m. (805 sq.ft.) Approx



A three-bedroom detached bungalow providing an excellent opportunity to undertake a comprehensive modernisation programme and extension, subject to necessary planning approval. A popular residential location within walking distance of the town centre and all amenities.

- Lounge and kitchen
- Three bedrooms and shower room
- Double glazed window
- Generous size gardens to three sides
- No upward chain

£345,000 OFFERS OVER FOR THE FREEHOLD


1 Recep


3 Beds


1 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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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

Proceeding from the High Street via Horsefair or Victoria Street, turning left into Walton Road. Proceed for a few hundred yards passing the Fire Station on the right, take the second right into Heuthwaite Avenue. The property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

A rare opportunity to purchase a three bedroom detached bungalow ideally located for easy access to town centre amenities. Now in need of a full programme of modernisation the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, cloaks cupboard.

LOUNGE

17' 5" x 12' 9" (5.31m x 3.89m)

Two double glazed windows, fireplace with Parkray fire.



BREAKFAST KITCHEN

19' x 8' 9" (5.79m x 2.67m) Narrowing to 5' 10" (1.78m)

Wall and base cupboards, worktop, twin bowl stainless steel sink unit with mixer taps, two double glazed windows and side entrance door.



INNER HALL

Loft access.

BEDROOM ONE

13' x 10' 7" (3.96m x 3.23m)

Double glazed window.



BEDROOM TWO

11' 1" x 9' 8" (3.38m x 2.95m)

Double glazed window.



BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed window. Dimplex heater.

SHOWER ROOM

7' 5" x 5' 11" (2.26m x 1.8m)

Comprising shower cubicle, low flush w.c., vanity wash basin, double glazed window, heated towel rail, airing cupboard with insulated tank.



TO THE OUTSIDE

GARDEN

The property occupies a generous size plot with gardens to three sides comprising lawn, well stocked borders, two garden sheds, potting shed, sheltered part walled patio area, two coal bunkers, driveway gives access to :-



CONCRETE SECTIONAL GARAGE

15' 7" x 10' 10" (4.75m x 3.3m)

With additional "crunch-gravel" driveway for parking.

COUNCIL TAX

Band D (from internet enquiry).

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.