



TENURE

Freehold.

COUNCIL TAX

Band E (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 November 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	91
(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	



Sherburn in Elmet ~ 25 Weyland Road, LS25 6QT

An immaculate four-bedroom detached family home occupying a choice position with south facing and beautifully landscaped rear gardens upon this popular modern development built by Stonebridge Homes.

- Light and spacious detached family home
- Stunning open plan kitchen diner ideal for entertaining
- Solid worktops, integrated appliances and high specification upgrades
- Four double bedrooms, two bathrooms
- Master bedroom with ensuite shower
- Landscaped rear garden with outdoor kitchen and patio seating areas
- Remainder of new build warranty
- Off road parking and integral garage store

£465,000 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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

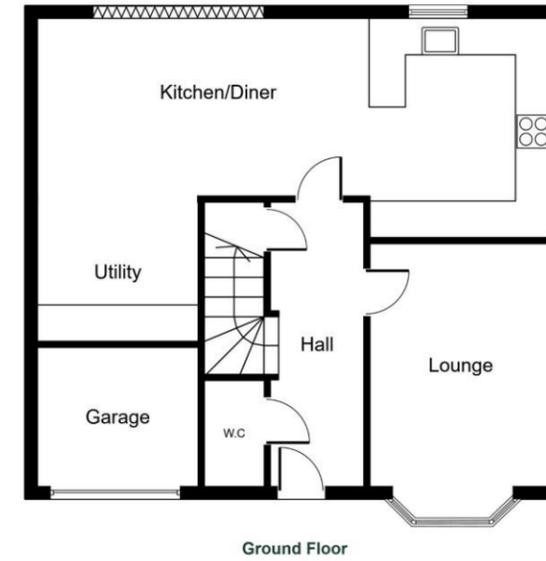
The beautifully presented living accommodation benefitting from gas fired central heating with Hive zonal controls, integrated sound system and security alarm in further detail comprises:-

On the ground floor; entering into a bright and airy entrance hallway with turned staircase to first floor and useful storage cupboard underneath. Downstairs wc with part tiled walls and large fitted mirror. Living room with bay window to the front and modern venetian blinds fitted. Attractive herringbone Karndean flooring stretching from the hallway and wc into a stunning 30ft x 12ft open plan kitchen diner across the rear of the property, widening to 21ft incorporating a large utility area with space and plumbing for automatic washing machine and tumble dryer.

The impressive Omega kitchen benefits from solid silestone work surfaces and bursting with upgraded features. The shaker fronted wall and base units with additional pelmet lighting are complete with integrated appliances of double oven, microwave, coffee maker, wine fridge and dishwasher. Recess ceiling lighting leads through the kitchen into dining and entertaining spaces with integrated sound system and bifold patio doors opening onto extensively landscaped south facing garden.

To the first floor; a contemporary glass balustrade opens to a gallery landing with useful storage cupboard and loft access hatch to a partially boarded attic space. The master bedroom is fitted with decorative panelling detail and enjoys an upgraded ensuite shower room with tiled walls and Karndean flooring. Bedroom two is a generous sized double room currently fitted with wardrobes to two walls creating an extensive dressing area and aspect across the rear garden. There are two further well-proportioned bedrooms and a beautiful house bathroom. The generous sized bathroom enjoys upgraded porcelain tiles to the walls and floor and comprises a modern four-piece suite of low flush wc, step in shower cubicle along with panelled bath and floating pedestal wash basin.

To the outside; driveway parking is available for two vehicles to the front of the property and access to the integral garage store. The landscaped rear garden is a particular feature of this property, imaginatively upgraded and finished to a high standard. Replacement timber fencing frames a lawn garden with large, tiled patio seating area, water feature, outdoor kitchen space and further terraced seating area creating an ideal space for outdoor entertaining and relaxation along with BBQ and 'al fresco' dining in the summer months.



NOT TO SCALE For layout guidance only

