



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band D (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, oil central heating 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 February 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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.



**Cowthorpe ~ Wyndham Cottage, Oak Road, LS22 5EY**

A most attractive modern inner town house beautifully presented and deceptively spacious having been extended to the rear, enjoying a quiet village location, readily accessible to motorway network and commuting to Harrogate, York and Leeds.

- Charming two-bedroom village property
- Master bedroom has fitted wardrobes and en-suite shower room
- Stunning kitchen with integrated appliances
- Well-proportioned accommodation including spacious living room with wood burning stove
- Original garage converted into practical store room and home office
- Additional parking for up to four vehicles
- Landscaped gardens to front, enclosed courtyard to rear

**£315,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
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All-round excellence, all round Wetherby since 1950



Property Description

This beautifully presented two-bedroom inner terrace home has been tastefully decorated and extended to the rear, offering modern living with charming features. Benefiting from oil fired central heating and double glazed windows, the property in further detail comprises:-

To the ground floor, an enclosed entrance porch leads to a spacious living room with oak-style flooring, limestone fireplace with a wood burning stove and a practical under stairs storage cupboard. The stunning breakfast kitchen boasts traditional wall and base units, quartz worktops and integrated appliances including dishwasher, washing machine and double oven. There is an impressive central island with matching worktops, breakfast bar and integrated wine cooler. Two Velux windows to the rear allow an abundance of natural light to flood the space along with bi-folding doors opening out onto the rear courtyard.

To the first floor, an oak staircase with natural wool carpet runner leads to a landing with loft access. The master bedroom features oak flooring, fitted wardrobes and an en-suite shower room. A second bedroom includes built in storage and an airing cupboard. The stylish house bathroom offers a white suite with panelled bath having shower over and contemporary tiling, pedestal wash basin and low flush W.C.

