



**TENURE**

Freehold.

**COUNCIL TAX**

Band C (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 ~ 1 Foxhill, LS22 6PS**

A popular style three-bedroom semi-detached home enjoying a corner plot with mature gardens to front, side and rear. Having been extended to the rear the property now boasts a generous kitchen with dining space having direct access to the private garden.

- Off-street parking and single garage, accessed off Barleyfields Road
- Excellent location for ease of access to local schools and peaceful walks along the Harland Way
- Quality kitchen with granite worktops and integrated appliances
- Extended to rear revealing a spacious dining room
- Bedroom three/nursery
- Two double bedrooms
- Popular style three bed semi-detached

**£325,000 OFFERS OVER**





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Property Description

This charming three-bedroom semi-detached property enjoys a prominent corner plot on this every popular street in Wetherby, close to open parkland, peaceful walks along the Harland way and local primary schools. The accommodation in further detail comprises:-

To the ground floor, entrance hall with staircase leading to the first floor. The sitting room is tastefully decorated and features the original walk-in bay window with double glazed windows to the front and an attractive fireplace with "living flame" coal effect gas fire. The room also includes a convenient understairs storage cupboard housing the gas fired central heating boiler.

The kitchen is fitted with a traditional range of wall and base units finished with a striking granite worktop having inset ceramic sink unit with an additional sink that has a filtered water system. There is a Range master cooker with 5 ring gas hob and extractor hood, integrated dishwasher, along with space for a fridge-freezer. Adjacent to the kitchen is a practical pantry/utility room with space and plumbing for an automatic washing machine and additional built-in storage. A wood effect laminate floor covering flows from the kitchen into the rear extension, which is currently used as a spacious dining room. This room is bright and airy with windows to the rear and a sliding patio door leading to the private and enclosed garden.

To the first floor, the landing area has a window to the side offering a pleasant view over the "Millennium Field." There is also an airing cupboard and loft access hatch. The property has three bedrooms, including two comfortable double rooms. The principal bedroom benefits from built in furniture and a walk-in bay window that looks out to the front. All three bedrooms are served by a house bathroom, which features a traditional Buckingham suite, including a high flush W.C. pedestal wash basin and a four claw roll top bath with a shower over.

To the outside, enjoying a corner plot on this popular street with garden frontage onto Foxhill and extending down the side with stone flagged patio area, ideal for outdoor dining. To the rear with access off Barleyfields Road there is driveway parking and single garage. Garden shed, outdoor water supply.

