



TENURE
Freehold.

COUNCIL TAX
Band D (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.

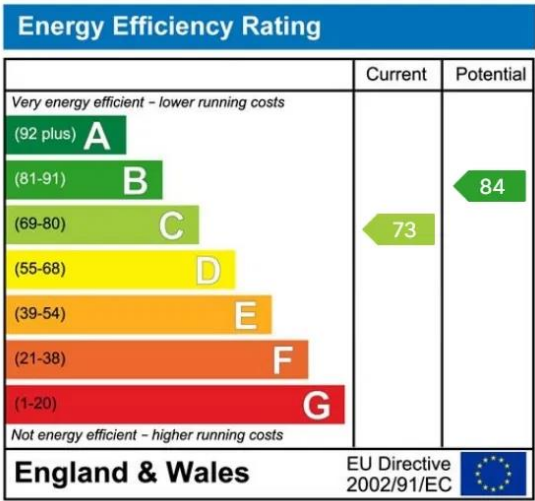
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 March 2025



Wetherby ~ 6 Barleyfields Court, LS22 6FZ

A deceptively spacious 3 bedroom mid terraced house with conservatory extension and garage ideally situated close to local park and within walking distance of the town centre and excellent amenities.

- Open plan dining area and lounge
- Fitted kitchen
- Conservatory to rear giving access to private garden
- Bedroom 1 with refitted en suite shower
- Two further bedrooms and family bathroom
- Gas central heating and double glazed windows
- Integral garage and driveway parking
- Private enclosed rear garden with tree lined backdrop

£329,950 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
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

This modern three-bedroom townhouse, ideally located within a short walk of Wetherby town centre, offers a perfect blend of space, style, and convenience. The property boasts deceptively spacious accommodation, enhanced by gas-fired central heating and double-glazed windows.

On the ground floor, the entrance hall, with a cloakroom/WC and practical under-stairs storage cupboard, sets a welcoming tone. A generous living room with a decorative beam ceiling flows seamlessly into an open-plan dining area, creating an inviting space for family gatherings. The light-filled conservatory, which enjoys a south-facing aspect, opens directly onto a private garden—perfect for outdoor entertaining. Completing this level is a modern kitchen.

Ascending to the first floor, the landing provides access to a part-boarded loft with lighting, ideal for storage. The principal bedroom features fitted wardrobes and a refurbished en suite shower room with a smart, contemporary finish. Two additional bedrooms include a versatile third room, currently used as a home office, which also houses the central heating boiler within a discreet cupboard. A modern family bathroom with a white suite and part-tiled walls rounds out the upper-floor amenities.

Externally, the property is equally appealing. A driveway leads to an integral garage, while the front garden features low-maintenance shrubbery. At the rear, the enclosed, private south-facing garden offers a patio area and artificial lawn, ensuring a space that is both functional and low-maintenance.

Nestled in a small cul-de-sac, this home is close to excellent schools, including St. Joseph's and Crossley Street Primary, and opposite the local park—an added bonus for families and dog owners alike. Wetherby's prime location ensures excellent connectivity to Leeds, Harrogate, York, and beyond, thanks to the nearby A1/M1 bypass.

