



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

N.B.
There is a contribution currently of £110 pa to maintenances and upkeep of the communal green area

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

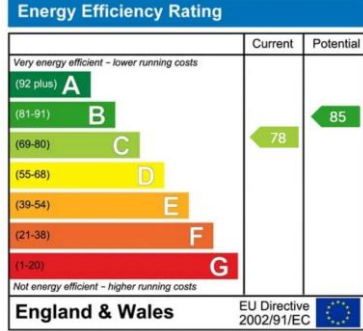
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



Thorp Arch ~ 1 Woodland Mews, LS23 7DA

A deceptively spacious end town house with five bedrooms, three bathrooms and two reception rooms providing excellent family accommodation arranged over three floors. No chain.

- Many individual features to this property
- Ground floor dining kitchen, utility room and playroom
- First floor lounge with Juliet balcony
- Principal bedroom with en suite shower
- Fitted wardrobes to 3 of the bedrooms
- Family Bathroom and shower room on the second floor
- Under floor heating to ground floor. Double glazed
- Secure enclosed landscaped garden to rear with Pergola and garden shed/workshop
- Parking for two cars

£425,000 PRICE REGION

2 5 3

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

A modern end townhouse with five-bedrooms, three bathrooms, two reception rooms, versatile living spaces and contemporary features.

This stylish, property offers an abundance of space and functionality, arranged over three generous floors, with a host of individual features designed for modern living. Positioned in a prime location between Walton and Thorp Arch, it boasts convenient access to major motorways, and excellent links to Leeds, Harrogate and York.

On the **ground floor**, you'll find a spacious, **large dining kitchen** with pantry – perfect for entertaining or family meals – along with an **electric underfloor heating system** for comfort. The kitchen seamlessly flows into a **playroom/family room**, which has been created from the converted garage, offering a versatile space for children, home office, or additional living area. There is also a practical cloakroom separate wc and utility room off the kitchen with Belfast sink.

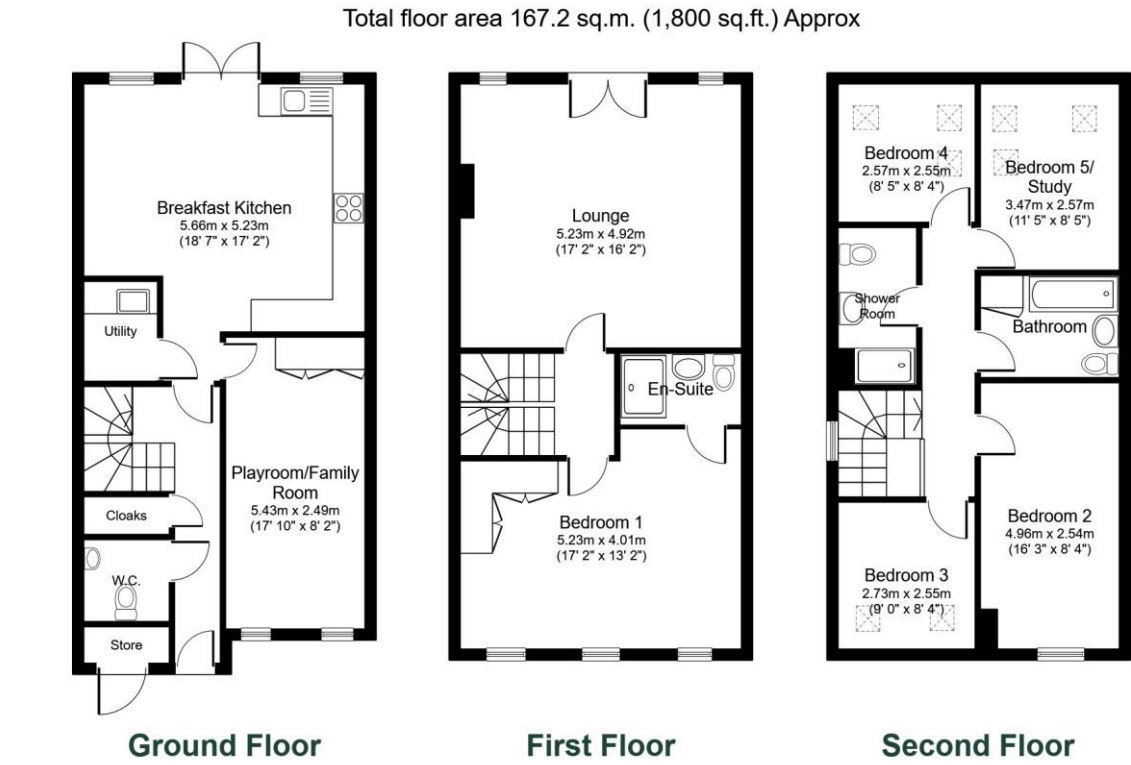
The **first floor** provides a spacious **lounge** with feature fireplace and a **Juliet balcony**, creating a welcoming environment for relaxation and leisure. The principal bedroom is on this level with en suite shower and fitted wardrobes.

The **second floor** introduces the home's difference – the extra **bedroom**, taking the total to five. This floor also includes two further **bathrooms**, making it ideal for large families or those with guests.

Throughout, the property benefits from **gas central heating** with **Nest heating control** for efficiency and comfort, alongside **double glazing** to ensure energy efficiency and extra windows to the gable wall for natural light.

Outside, the property offers a **landscaped and enclosed rear garden**, which has been thoughtfully designed with an **aluminium pergola**, **paved patio area**, **artificial lawn**, and a **workshed** – a perfect space for outdoor living. There is also **parking for two cars**, offering practical convenience.

With a **small park** nearby, this family home is in a fantastic location, offering the perfect balance of suburban tranquillity and easy access to a range of amenities.



NOT TO SCALE For layout guidance only

