



TENURE
Freehold.

COUNCIL TAX
Band E (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.

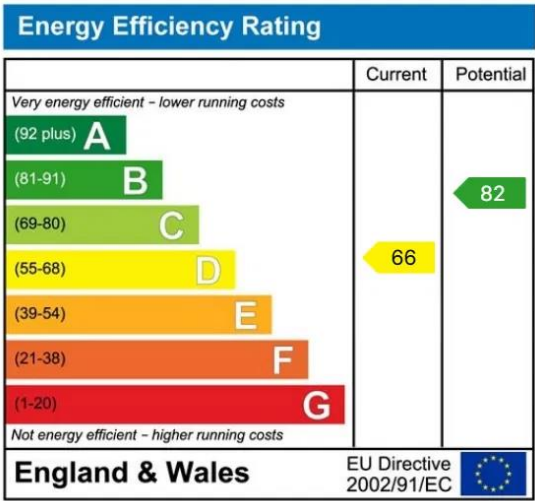
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Wetherby ~ 14 Rye Garth, LS22 7UL

An extended 5 bedroom detached house providing spacious family accommodation with scope for some updating, occupying a pleasant cul de sac position.

- Enlarged accommodation with scope for some updating
- Lounge, separate dining room and kitchen
- Conservatory
- 5 Bedrooms and bathroom, separate wc.
- Integral Garage
- Driveway parking and mature landscaped southerly facing rear garden
- No Onward chain

£460,000 PRICE REGION

2 5 1

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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

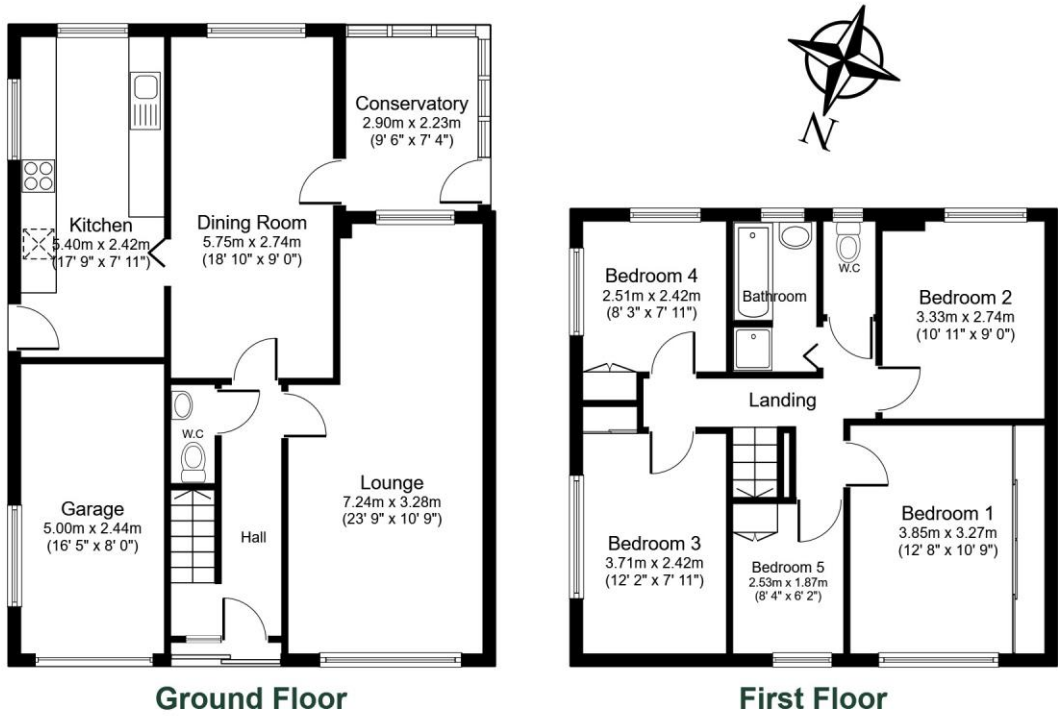
This extended 5-bedroom detached house is being offered on the open market for the first time since 1969. A much-loved family home, it is now available with no onward chain and occupies a quiet cul-de-sac position within a popular development.

As you enter the house, you are greeted by an entrance porch leading to a welcoming hallway, where laminate flooring extends throughout the ground floor. A convenient under-stairs cloakroom is located off the hallway, featuring a washbasin and WC. The spacious lounge benefits from windows to both the front and rear. Adjoining the lounge is the extended dining room, ideal for family entertaining, with a door opening into the conservatory. The kitchen has also been extended and is fitted with a range of wall and base units, cupboards, and drawers. It includes a worktop, sink unit, double oven, and four-ring gas hob, along with plumbing for both a washing machine and a dishwasher. Double-glazed windows on two sides provide plenty of natural light, and a gas-fired central heating boiler ensures warmth throughout the year.

On the first floor, a split-level landing leads to five well-sized bedrooms. Bedroom one features fitted wardrobes with floor-to-ceiling mirror sliding doors, while bedrooms three, four, and five also have fitted wardrobes. The family bathroom is half-tiled and comprises a shower cubicle, a panelled bath, and a washbasin, with a separate WC nearby.

Outside, the property offers a block-paved driveway providing off-road parking, with access to the integral garage. The front garden is easy to maintain, with paving, bushes, shrubs, and herbaceous borders. A side path and gate lead to the rear, where the private, south-facing garden is a real highlight. A full-width patio area leads up to a raised lawn, surrounded by well-stocked borders, while a useful storage area is located to the side of the house.

The property is situated in a highly sought-after cul-de-sac location, within walking distance of local schools, a parade of shops, and the town centre of Wetherby. The home benefits from gas-fired central heating, double-glazed windows, and cavity wall insulation.



NOT TO SCALE For layout guidance only
Total floor area 136.9 sq.m. (1,474 sq.ft.) Approx (Including Garage & Conservatory)

