



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.

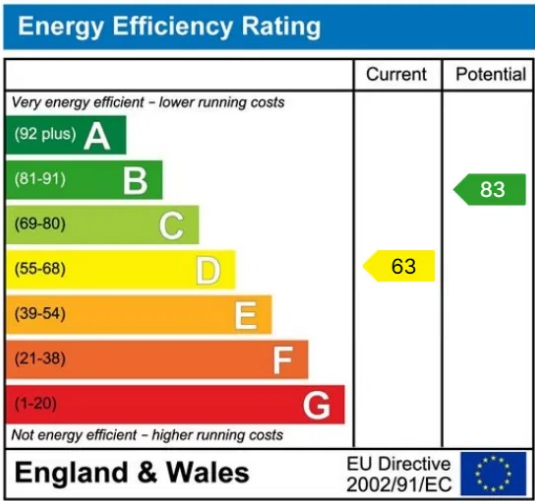
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Wetherby ~ 29 Lacey Grove, LS22 6RL

This two-bedroom detached bungalow is set within a generous and mature garden plot, offering excellent potential. Now requiring modernisation, the property is presented to the market with no onward chain. Early viewing is highly recommended to appreciate the setting and scope on offer.

- Detached bungalow with superb garden plot
- Two double bedrooms
- Spacious lounge
- Gas fired central heating
- Driveway parking and detached garage
- No onward chain
- Level walking distance into Wetherby
- Conservatory to rear
- Garden shed and greenhouse included

£300,000 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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

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Property Description

Offered to the market with the benefit of no onward chain, this two bedroom detached bungalow would now benefit from modernisation and offers excellent potential for extension (stpp). The property is just a short walk from Wetherby town centre and benefits from a large, private and enclosed rear garden. The accommodation, which benefits from double glazed windows and gas fired central heating briefly comprises:-

Entrance hallway serving both the kitchen and living room. The kitchen is fitted with a range of wall and base units, laminate worktops and has space and plumbing for white goods, along with a gas cooker and a wall-mounted Worcester Bosch boiler. A window to the side provides natural light.

The spacious living room features an electric fire with a decorative fireplace and surround, as well as a double glazed window to the front elevation. A doorway leads to an inner hallway with a meter cupboard and additional shelving, plus a further storage cupboard and loft access. The wetroom includes a non-slip floor and white suite comprising pedestal wash basin, low level WC and a walk in shower area. Both bedrooms are generously sized double rooms, with the principal bedroom benefiting from fitted floor to ceiling wardrobes with sliding mirror doors. The second bedroom, previously used as a dining room, has sliding patio doors leading into a large sun lounge. This lovely, light space features double glazed windows on all three sides and double patio doors opening onto a stone-flagged patio area and an impressive level lawn beyond.

The rear garden is a standout feature of this property, offering a private, enclosed space with mature trees and hedging that provide exceptional privacy. It also offers significant potential for those looking to extend the property subject to necessary consents.

To the front, there is driveway parking with access to a detached single garage, featuring an up and over door and side window. Additional outdoor features include a water tap and a greenhouse.

