



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.

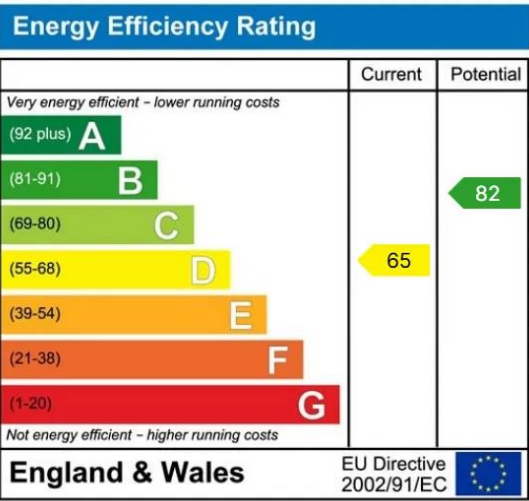
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Wetherby ~ 9 North Grove Crescent, LS22 7PY

A skilfully extended and beautifully presented two bedroom detached bungalow occupying a choice position with landscaped south facing garden to the rear.

- Deceptively spacious detached bungalow
- Two double bedrooms
- Extended kitchen diner with integrated appliances
- Living room with bifold doors onto rear garden
- Refitted shower room
- South facing landscaped rear garden with patio seating area
- BBQ area with fitted pizza oven
- Driveway parking and integral garage
- Level walking distance to Wetherby town centre amenities

£445,000 PRICE REGION



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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Property Description

To the ground floor; Entering through a composite front door, you're welcomed into a central entrance hallway. The first bedroom is a generously sized double room featuring a fitted wardrobe and a double-glazed window overlooking the front garden. The second bedroom is also a spacious double, offering ample room for wardrobes double glazed windows to the front.

The recently refitted shower room showcases a contemporary white suite comprising a low-flush wc, pedestal wash basin and a large walk-in shower cubicle. The walls are part tiled, complemented by tile-effect luxury vinyl flooring, a vertical radiator, and a built-in linen cupboard for storage. A bright and airy extended living room to the rear enjoys double glazed windows to the side along with bifold doors across the back opening onto south facing patio.

The open-plan kitchen dining area is a true highlight, fitted with sleek high gloss cabinetry, work surfaces with matching upstands complete the contemporary look. Integrated appliances include a fridge, freezer, Neff electric oven with microwave above, under-counter dishwasher and a Bosch induction hob with extractor hood. The kitchen also includes a Franke one and a half bowl sink with an extendable mixer tap, positioned beneath double-glazed windows overlooking the rear garden.

Adjacent to the kitchen, the utility area continues the theme with additional work surfaces, a stainless steel sink unit, and space/plumbing for both a washing machine and tumble dryer. A personnel door provides access to the rear garden, while another internal door leads to the integral garage, which features a manual up-and-over door, lighting, and power.

To the outside; A flagged driveway offers off-road parking for multiple vehicles and access to integral garage. The decorative front garden is mainly laid to lawn, set behind a dwarf stone wall with well-stocked flower bed borders featuring a variety of shrubs, bushes, and small trees.

The south facing 'sun trap' rear garden is a true gem, landscaped with care and attention to detail. It boasts raised planting beds with neatly shaped borders filled with flowering bushes and shrubs, a striking stone wall with laurel hedge for privacy. A stone flagged patio area provides the perfect setting for outdoor entertaining, complete with a barbecue area and outdoor pizza oven—ideal for alfresco dining during the warmer months.

