



TENURE
Freehold.

COUNCIL TAX
Band F (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Wetherby ~ 11 Linton Meadows, LS22 6GS

A beautifully presented three bedroom detached bungalow occupying an enviable position with generous sized garden plot upon the popular development of Linton Meadows, available with benefit of no upward chain.

- No upward chain
- Level walking distance to Wetherby golf club and town centre amenities
- Driveway parking for multiple vehicles and detached garage
- Generous sized garden plot
- Through living room / dining room with sliding patio doors
- Stunning fitted kitchen with integrated appliances
- Master bedroom with fitted wardrobes and ensuite shower

£575,000 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

To the ground floor; Entering through a double glazed composite front door into an attractive entrance hallway with cloaks storage cupboard to the side.

A through living dining room with double glazed bay window to front and double-glazed sliding patio doors to rear flood the space with natural light. A feature fireplace is fitted with marble hearth and surround complete with living flame gas fire inset.

The fitted kitchen comprises a stylish range of Shaker fronted wall and base units quartz work surfaces and tiled splashback and windowsill reveal. Integrated appliances include fridge and freezer, electric double oven, under counter slimline dishwasher and automatic washing machine. A double-glazed window has an attractive aspect over the rear garden along with further personnel door.

Along the inner hallway is a boiler cupboard housing an Ideal gas fired central heating combi boiler. Bedroom one is a generous size double room with mirror fronted fitted wardrobes to one wall complete with ensuite shower room. Guest bedroom two is another generous double room with two fitted wardrobes and a double-glazed window overlooking the front garden. Bedroom three is currently being used as a home office, complete with single bed and fitted wardrobes to one wall.

The house bathroom comprises a modern white suite of low flush wc, pedestal wash basin and panelled bath with shower and screen above. Part tiled walls with tiled flooring, chrome heated towel rail, recess ceiling lighting and extractor fan complete the contemporary bathroom.

To the outside; Driveway parking provides ample off-road parking for multiple vehicles and access to detached single garage. Benefitting from electric roller door, light and power laid on, along with side personnel door.

The gardens and generous sized plot are a particular feature of this beautiful bungalow. The front garden is set largely to lawn with shaped flower bed borders housing range of well-maintained bushes and shrubs, there is a tall spruce tree to the front along with shaped red robins and a magnolia tree. The plot extends to the side of the property with additional side lawn garden with shaped conifer hedgerows and bushes, abutting a copse of established trees brimming with birds and wildlife. A hand gate leads into the private rear garden. This well-proportioned garden, is set largely to lawn with conifer and beech hedgerow borders. A stone flagged patio runs the width of the property along with a further raised patio seating area providing an ideal space for outdoor entertaining and relaxation enjoying the 'sun trap' private rear garden listening to the birds.

