



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.

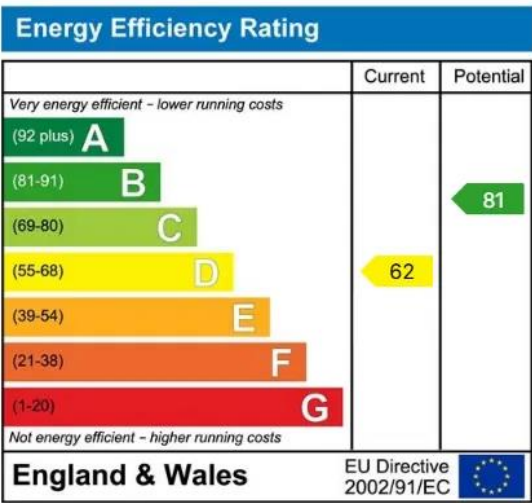
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Wetherby ~ 9 Beechwood Rise, LS22 7QT

A skilfully extended 5 bedroom detached house providing excellent family accommodation tastefully decorated throughout occupying a private and enclosed corner position within walking distance of local parade of shops, schools and Wetherby town centre.

- Five generous sized bedrooms
- En suite shower room and house bathroom
- Lounge, family playroom, dining area and snug
- Well fitted kitchen with integrated appliances
- Gas central heating and double glazing
- Corner plot with gardens to three sides
- Garage and driveway parking

£545,000 PRICE REGION

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MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
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Property Description

Occupying a corner, this beautifully extended detached home offers a rare blend of space, style, and convenience. Surrounded by gardens on three sides and enjoying a private, enclosed plot, the property is just a short walk from local shops, a popular primary school, and the vibrant heart of Wetherby town centre.

Inside, the home is thoughtfully laid out and tastefully decorated throughout. A welcoming entrance hall greets you with a striking oak and glass balustrade staircase, while a downstairs cloakroom and WC add practical touches. The main lounge is flooded with light from windows at both the front and rear and centres around an elegant fireplace — a perfect setting for relaxed evenings or entertaining guests.

At the heart of the home lies the kitchen and dining area, ideal for family life. The kitchen is fitted with sleek shaker-style units, contrasting worktops, and a range of integrated appliances, including a fridge freezer, double oven, eye-level microwave, induction hob, and extractor hood. A snug, tucked away just off the dining space, offers the perfect spot for a home office or quiet retreat, while a separate family room/playroom provides further flexibility for modern living.

Upstairs, five well-proportioned bedrooms offer ample space for growing families. The principal bedroom features a stylish en-suite with a four-piece suite, and four of the five bedrooms include fitted wardrobes. A contemporary family bathroom, complete with a bath, vanity unit, and WC, serves the remaining rooms.

Outside, the gardens are a true extension of the living space. Lawned areas to the front and side are ideal for children to play, while the rear of the property opens onto a sheltered patio with a pergola — perfect for summer barbecues or al fresco dining. A driveway and garage provide convenient off-street parking, and established boundary hedging ensures a sense of privacy and seclusion.

With gas central heating, double glazing, and a location that puts everything from schools to shops within easy reach, this is a home designed to suit every stage of family life.

