



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.

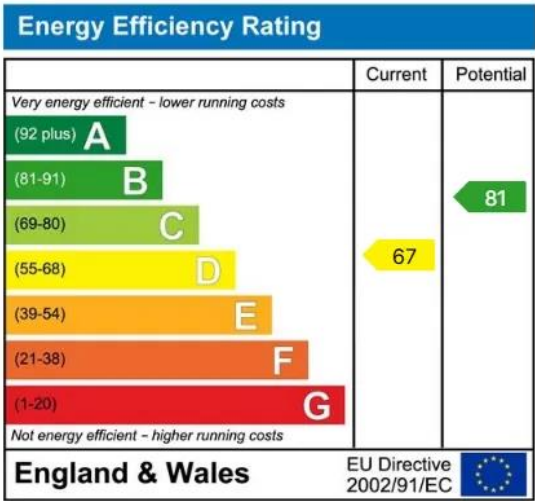
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Wetherby ~ 18 Foxhill, LS22 6PS

Offered on the market for the first time in 50 years, a much loved 3-bedroom semi-detached house with delightful landscaped south facing garden, occupying a popular cul-de-sac location within walking distance of excellent amenities.

- Two reception rooms
- Fitted kitchen and utility porch
- Downstairs wc
- 3 Bedrooms with fitted wardrobes
- Four-piece bathroom suite from the Heritage range
- Gas central heating and double glazed
- Stunning south facing rear garden with Summer house and garden shed
- Driveway parking and garage

£395,000 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.
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CHARTERED SURVEYORS
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Property Description

Occupying a popular cul-de-sac just a short walk from Wetherby town centre, this traditional bay-fronted three-bedroom semi-detached home is offered to the open market for the first time in over 50 years. A much-loved family residence, the property has been carefully maintained and tastefully improved over the years, combining classic charm with modern convenience.

The house sits on a generous plot with beautifully landscaped, south-facing rear gardens—an idyllic retreat filled with mature borders, well-kept lawns, and a pergola walkway adorned with fragrant jasmine climbers. A summer house, complete with light, power, and heating, provides a perfect spot for year-round enjoyment, while a garden shed and a rear hand gate offer practicality and direct access to the Harland Way.

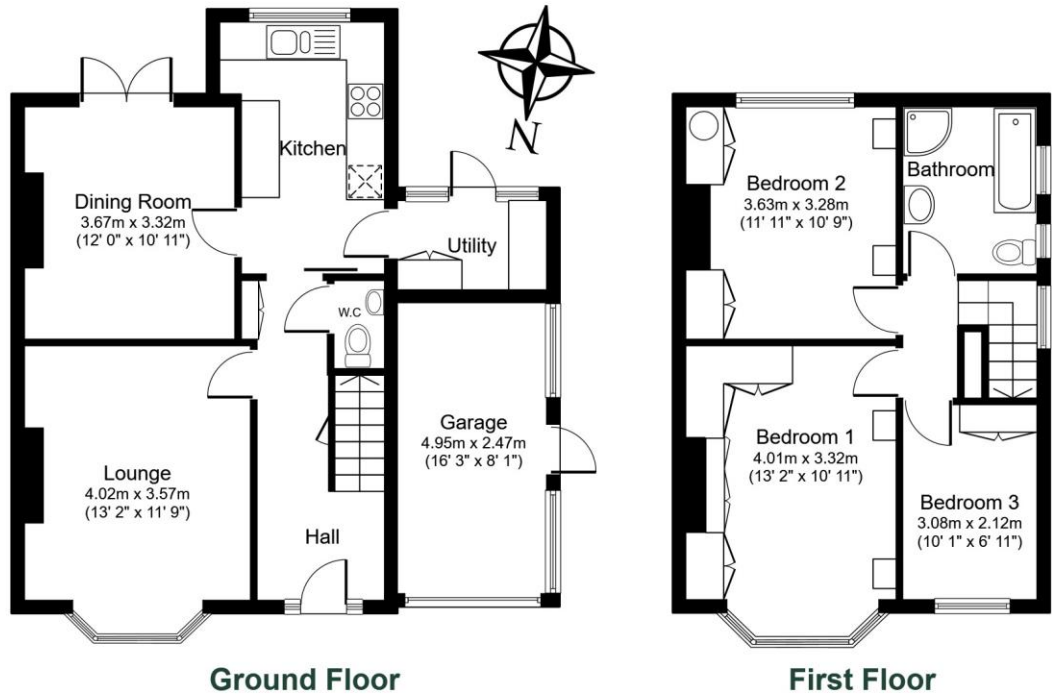
Inside, the ground floor accommodation includes a welcoming entrance hall and a downstairs WC. The front lounge features a traditional bay window and fireplace, while the separate dining room opens directly onto the rear garden patio through patio doors, creating a seamless flow between indoor and outdoor living. The kitchen is fitted with modern units and a convenient breakfast bar, with chairs included, as well as oven combi oven microwave, hob and hood, dishwasher and fridge and leads to a useful side porch/utility area, where a freestanding washing machine and freezer are also included.

Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes. The bathroom is fitted with a stylish four-piece white suite from the renowned Heritage range, adding a touch of elegance.

Additional features include gas central heating, double glazing throughout, as well as both loft and cavity wall insulation for improved energy efficiency.

Outside, the front of the property benefits from a block-paved driveway and a detached garage with racking, tumble dryer and tall upright freezer, while the rear garden enjoys a sunny, south-facing aspect, complete with patios, pathways, and a thoughtfully designed layout that’s both attractive and easy to maintain. An outside water tap and lighting add to the home’s functionality.

This is a rare opportunity to acquire a cherished family home in a prime Wetherby location, offering both peaceful surroundings and easy access to excellent local amenities including two local ‘outstanding’ primary schools and is offered including carpets and floor coverings, curtains, blinds and light fittings.



NOT TO SCALE For layout guidance only
Total floor area 108.8 sq.m. (1,171 sq.ft.) Approx (including Garage)

