



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 1 Ambleside Walk, LS22 6DP

A three-bedroom detached bungalow extended to the rear enjoying a choice corner position with gardens to three sides and two driveways for off road parking. Popular established location off Spofforth Hill. No onward chain.

- Scope for cosmetic improvements
- Generous sized gardens south facing to the rear
- Two driveways
- Part converted garage to provide home office/studio
- Conservatory extension
- 3 bedrooms, one with en suite wc
- Fitted kitchen
- L shaped lounge with dining area

£500,000 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
ESTATE AGENTS
VALUERS

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Property Description

Set in a sought-after residential location just off Spofforth Hill, this **three-bedroom detached bungalow** enjoys a **choice corner position** with **private, established gardens** to three sides, offering excellent space and privacy.

Inside, the home offers a practical and well-proportioned layout featuring a welcoming **entrance hall**, a spacious **L-shaped lounge and dining area**, and a fitted **kitchen**. There are **three bedrooms**, one of which benefits from an **en suite WC and wash basin**, plus a **tiled family bathroom** with a modern **three-piece white suite**.

A **conservatory extension** provides extra living space, perfect for enjoying the garden views all year round. The **garage has been part-converted** to offer a versatile **home office/studio**, ideal for remote work or hobbies.

Additional features include **gas central heating, double glazing**, and the benefit of **two driveways** for ample off-road parking.

The property is surrounded by generous gardens on three sides— a **lawned area to the side**, and a charming **rear cottage-style garden** bursting with colour and variety throughout the seasons. A **sheltered patio** creates a lovely spot for **al fresco dining and evening relaxation**.

Providing scope for cosmetic improvements and offered for sale with the benefit of no onward chain.

Total floor area 97.8 sq.m. (1,053 sq.ft.) Approx (Excluding external store)

