



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.

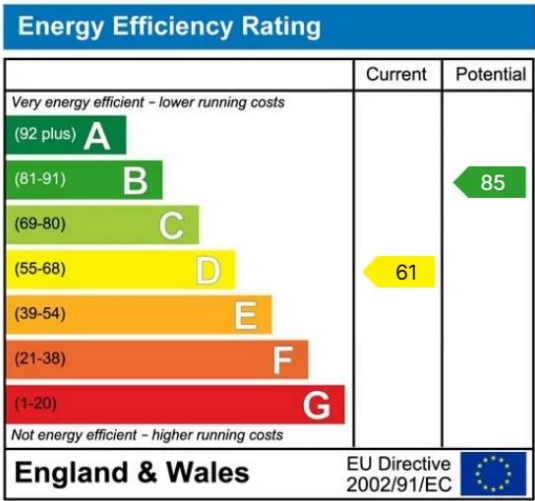
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Wetherby ~ 31 Glenfield Avenue, LS22 6RN

A well-presented three-bedroom semi-detached home, ideally located within level walking distance of Wetherby town centre and local schools. Set on a popular development, the property offers spacious accommodation, landscaped gardens, driveway parking and a detached garage.

- Popular style three-bedroom semi-detached home
- Two double bedrooms plus third with en-suite WC
- Spacious living room with dining area
- Ground floor shower room with modern white suite
- Modern kitchen with integrated appliances
- Dining area opens to conservatory with garden access
- Landscaped rear garden with patio and large timber workshop
- Driveway parking and detached garage
- Short walk to Wetherby town centre, schools & amenities

£300,000 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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ESTATE AGENTS
VALUERS

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Property Description

A well-presented and tastefully decorated three bedroom semi-detached home situated on a popular residential development, within level walking distance of Wetherby town centre. The accommodation benefits from gas fired central heating, double glazed windows and in further details comprises:-

To the ground floor, side entrance to hallway with staircase leading to the first floor, useful fitted cloak cupboard with wardrobe space provides practical storage, window to the front. Off the hallway, there is a modern ground floor shower room, finished with a contemporary white suite including a large walk-in shower cubicle, tiled walls and flooring, side window. The living room enjoys a front facing window, radiator beneath and a living flame coal effect gas fire with polished stone surround and mantel. This space flows naturally into the dining area at the rear of the property and into a bright and spacious conservatory. The conservatory benefits from wood effect laminate flooring, double glazed windows and pitched roof, with double patio doors opening directly onto the rear garden. The kitchen is fitted with laminate worktops a modern range of wall and base units and integrated appliances, including a Hotpoint oven with grill and microwave oven above, 70/30 split fridge freezer, washer/dryer, inset gas hob with extractor over and integrated dishwasher. Stable door providing access to the side of the property.

To the first floor, the landing area includes a loft access hatch with drop down ladder, leading to a partly boarded loft space ideal for additional storage. There are three bedrooms, the principal bedroom features fitted wardrobes along one wall, additional storage cupboard and a front facing window. The second bedroom is also a comfortable double, with a rear facing window and radiator beneath. The third bedroom, a single, has the added benefit of an en-suite WC and wash basin, offering flexibility for guests or use as a home office.

To the outside, the property enjoys driveway parking to the front which extends down the side of the house, leading to a detached garage with manual up-and-over door, side window and personal access door to the rear. The rear garden has been attractively landscaped to create a low maintenance yet private space, featuring a generous stone flagged patio area accessible from the conservatory - ideal for outdoor dining and entertaining. Beyond lies a level lawn with gravel borders planted with a variety of mature shrubs and plants. A large timber store/workshop at the foot of the garden offers excellent storage or potential for hobby use.

