



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.

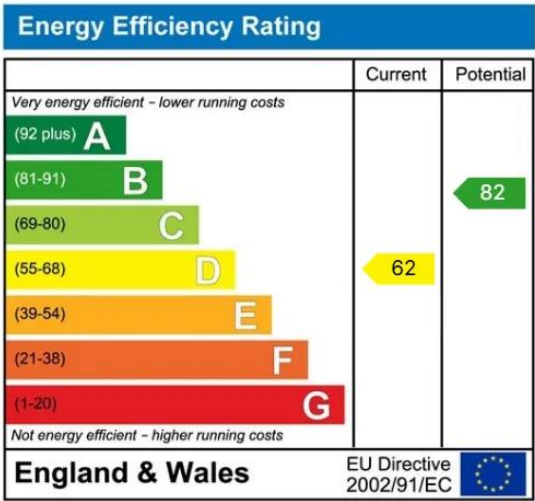
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



Wetherby ~ 47 St James Street, LS22 6RS

Internal viewing essential to appreciate this beautifully presented and spaciouly proportioned mid terraced property located in the heart of town within minutes walking distance of excellent amenities.

- Tastefully decorated throughout
- Lounge with wood burning stove
- Dining kitchen with modern units and integrated appliances
- Utility room with wc off
- Useful cellar
- Two double bedrooms and modern bathroom
- South facing landscaped gardens to rear
- Permit parking nearby

£315,000 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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Property Description

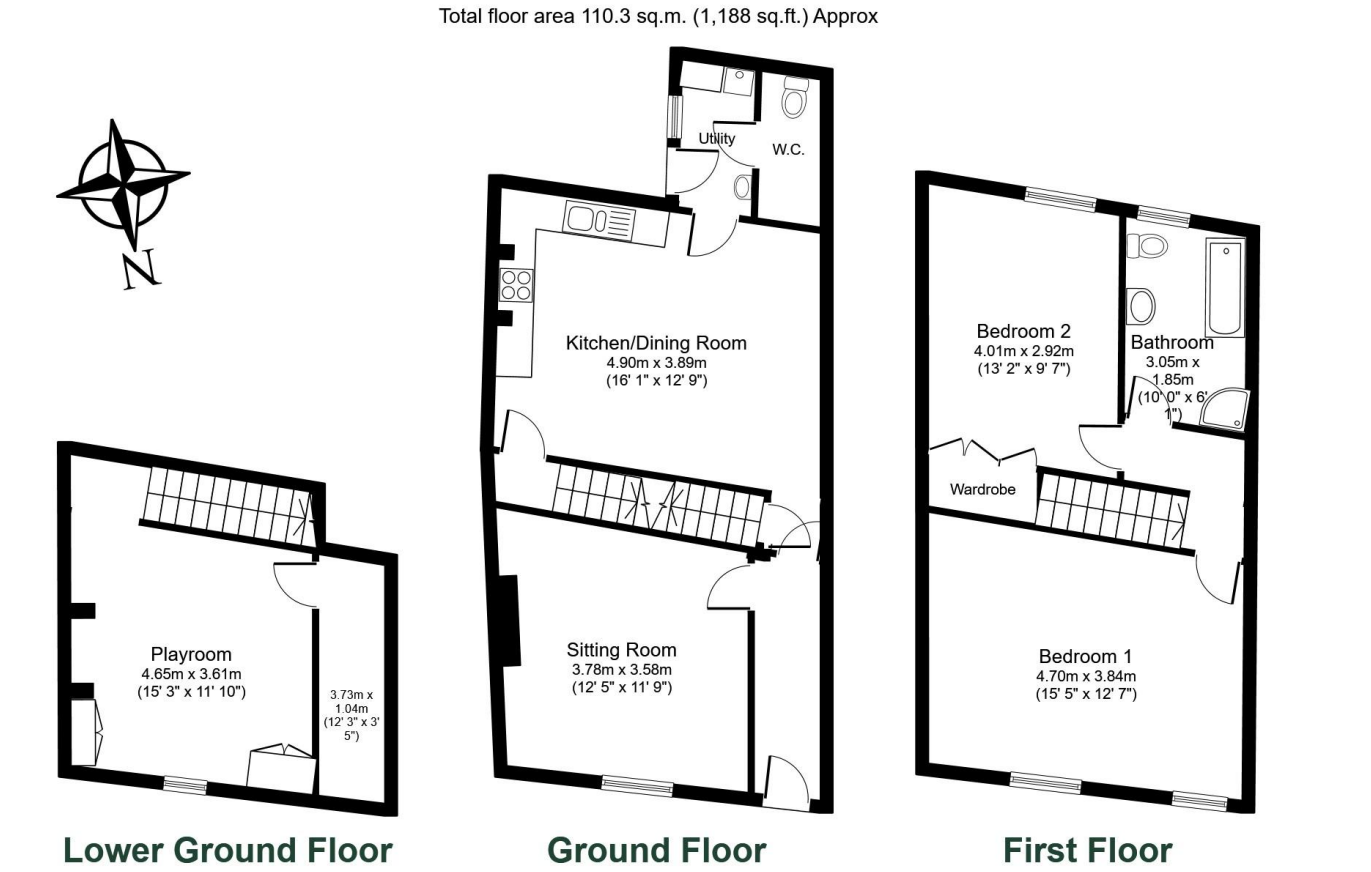
Located just a short stroll from the centre of town, this stunning mid-terraced property offers the perfect blend of period charm and modern comfort. Thoughtfully updated and tastefully decorated throughout, the home provides spacious, well-proportioned accommodation with the benefit of gas central heating and double glazing.

Stepping inside, you are welcomed into a warm and inviting entrance hall which leads through to the living room — a cosy and characterful space featuring a wood-burning stove set into the fireplace and a charming half-shuttered sash window to the front. To the rear of the property is a stylish dining kitchen, fitted with modern Shaker-style units, recently replaced white Quartz worktops, and a range of integrated appliances including a cooker with ceramic hob and integrated fridge. The sink is equipped with a mixer tap and an instant boiling water tap, making it as practical as it is attractive. A door leads from the kitchen to a useful rear utility room, housing the gas boiler and a wash basin, with further access to a convenient ground floor WC.

From the hallway, stairs lead down to a cellar which offers excellent additional storage space.

Upstairs, the first floor offers two generously sized double bedrooms. The principal bedroom spans the full width of the property, having formerly been two rooms, and offers a bright, airy space with plenty of room for wardrobes and furnishings. The second bedroom overlooks the rear garden and is also a comfortable double. The house bathroom is a real highlight — fitted with a four-piece suite including a roll-edged freestanding bath, stylish bowl sink, walk-in shower and WC — all finished to a high standard with contemporary fixtures and fittings.

To the rear of the property is a beautifully landscaped south-facing garden, designed for both relaxation and entertaining. There are two gravelled seating areas perfect for outdoor dining or evening drinks, a lawned area bordered by flower borders, a paved path, and an outdoor tap for convenience. Permit parking is available nearby.



47 St James Street, Wetherby, LS22 6RS

NOT TO SCALE For layout guidance only

