



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.

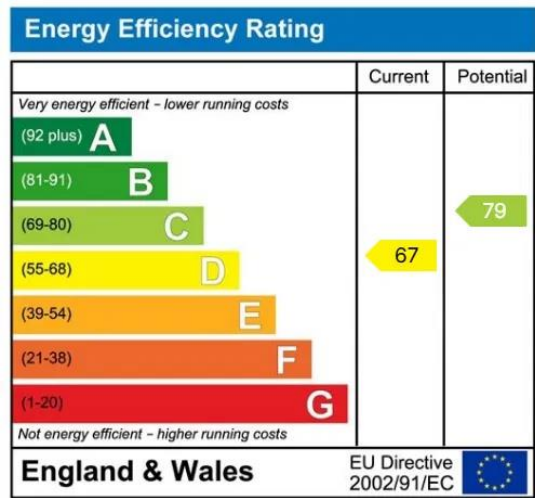
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 August 2025



Wetherby ~ 10 Coxwold View, LS22 7PU

Enjoying an elevated position with mature private backdrop this popular style three bedroom family home is sure to appeal, decorated and finished to high standard throughout, early viewing is advised to avoid disappointment.

- Beautifully presented “Matthews” style three bedroom semi-detached
- Tastefully modernised and decorated to a high standard throughout
- UPVC double glazed windows (recently installed) and gas-fired central heating
- Lounge with bay window
- Spacious dining room with patio doors leading out to private south facing rear garden
- Stylish kitchen with solid ash block worktops and integrated appliances
- Two generous double bedrooms and a versatile third bedroom/nursery

2 3 1

£439,950 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A beautifully presented "Matthew's" style three bedroom semi-detached home, tastefully updated and decorated to a high standard throughout. The property benefits from UPVC double glazed windows (recently installed), gas-fired central heating and in further detail comprises:-

To the ground floor, an enclosed entrance porch leads through to a welcoming hallway with staircase to the first floor and a convenient under stairs WC. Attractive laminate flooring flows seamlessly into the formal dining room, with ample space for table and chairs, windows and patio doors opening onto a private rear garden. Elegant double internal doors connect to a beautifully decorated lounge, complete with a striking fireplace and walk-in bay window to the front.

The kitchen is fitted with a stylish range of "shaker style" wall and base units, recently fitted solid ash block worktops, inset ceramic sink and tile splashbacks. There is space and plumbing for a dishwasher and fridge freezer, alongside integrated oven, induction hob and extractor hood. A side entrance porch offers access to a boiler cupboard and dedicated utility space with provisions for a washing machine and tumble dryer.

To the upstairs, a light and airy landing with window to side and loft access hatch. Large storage cupboard. There are two spacious double bedrooms and a third single bedroom or nursery, all tastefully decorated and served by a modern house bathroom featuring a white suite with low flush WC, vanity wash basin, two towel rails, tiled splashbacks and bath with shower over.

To the outside, the property enjoys a neat lawned front garden with well-stocked borders, a stone boundary wall to front. A tarmac driveway with parking for several vehicles extends to a detached single garage with up and over door, lighting and power laid on. The rear garden is a particular highlight which is enclosed, south facing and thoughtfully landscaped, with a backdrop of mature trees and shrubs, and a paved patio area with direct access from the dining room, offering a tranquil space to relax and entertain.

