



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.

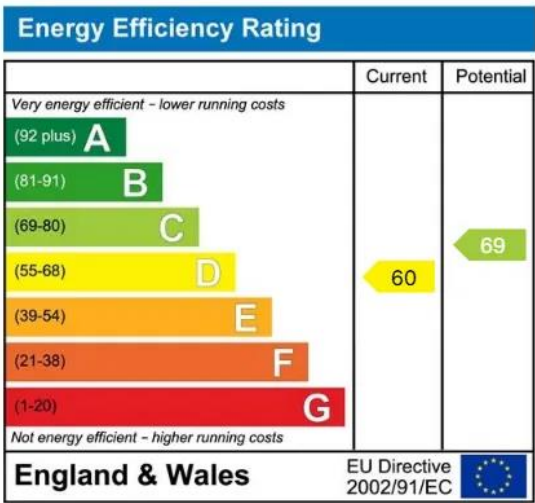
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2025



Wetherby ~ Branscroft, Hallfield Lane, LS22 6JT

A well-proportioned four bedroom detached family home occupying a generous plot with ample parking, double garage and large gardens to the side and rear. Offered with no onward chain, the property presents excellent scope for modernisation and extension (subject to the necessary consents).

- Unique four-bedroom detached home of generous proportions
- Offered with no onward chain
- Spacious lounge with dual aspect windows
- Formal dining room overlooking private rear garden
- Breakfast kitchen with integrated appliances and patio doors to garden
- Separate utility room with access to double garage and additional storage
- Three double bedrooms plus a versatile single, perfect as nursery or study

£550,000 PRICE REGION



MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS

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Property Description

A unique opportunity to acquire this generously proportioned four-bedroom detached family home, occupying a substantial plot with expansive gardens to the side and rear together with ample driveway parking. Offered to the market with no onward chain, the property presents exciting scope for further modernisation and extension (stpp) and in further detail comprises:-

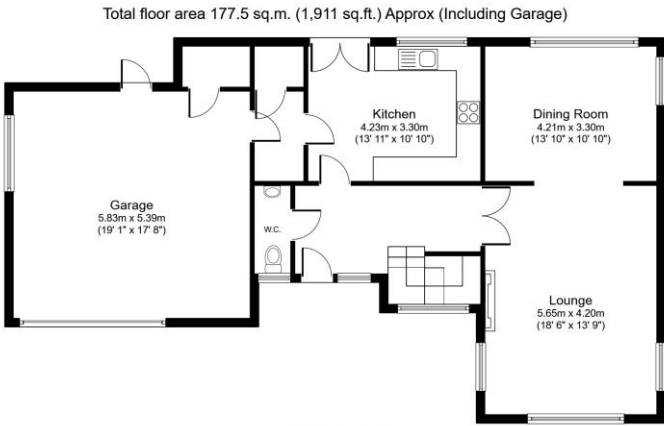
Entered via a rustic hardwood front door with glazed side panel, revealing a spacious and welcoming hallway with return staircase to the first floor, guest WC and useful under stairs storage. Double internal doors open into a light and airy lounge, enjoying dual aspect windows to the front and side elevations, with an electric fire providing a central focal point. The lounge flows seamlessly into a generous dining room, offering pleasant views over the private rear garden and access to the breakfast kitchen via a serving hatch.

The kitchen is fitted with a range of wall and base units, cupboards and drawers, integrated appliances including fridge with freezer compartment, oven with grill, induction hob with extractor hood above and a one and a quarter composite sink and worktop with dishwasher beneath. Comfortable space for a breakfast table and chairs with double patio doors leading out to the enclosed rear garden, creating a natural extension of the living space.

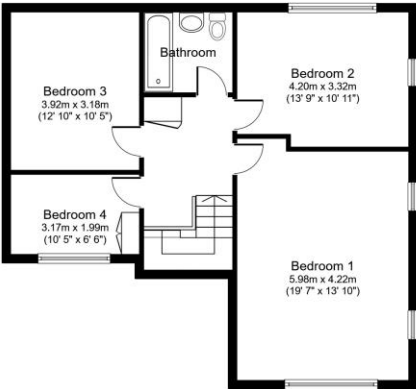
A separate utility room provides additional cupboard storage and plumbing for white goods, with access through to a most spacious double garage featuring manual roller door, light and power and cupboard in garage housing boiler.

To the first floor, a bright and airy landing with loft access hatch and airing cupboard leads to four bedrooms, three of which are genuine doubles, with the fourth offering flexibility as a single bedroom or home office. The principal bedroom is of generous proportions, with windows to both front and side elevations. All bedrooms are served by a recently decorated house bathroom, fitted with a modern white suite.

Externally, the property enjoys a mature and well screened frontage, set behind established hedging with driveway providing off-street parking and access to the double garage. A further hardstanding area to the side of the garage offers additional parking and benefits from an EV charging point. The level lawn to the front is complemented by a gated side access leading to the rear garden, which is laid predominantly to lawn with raised beds, perimeter fencing and a variety of established trees and shrubs. Rear access to the garage is also available, enhancing the



Ground Floor



First Floor



NOT TO SCALE For layout guidance only

