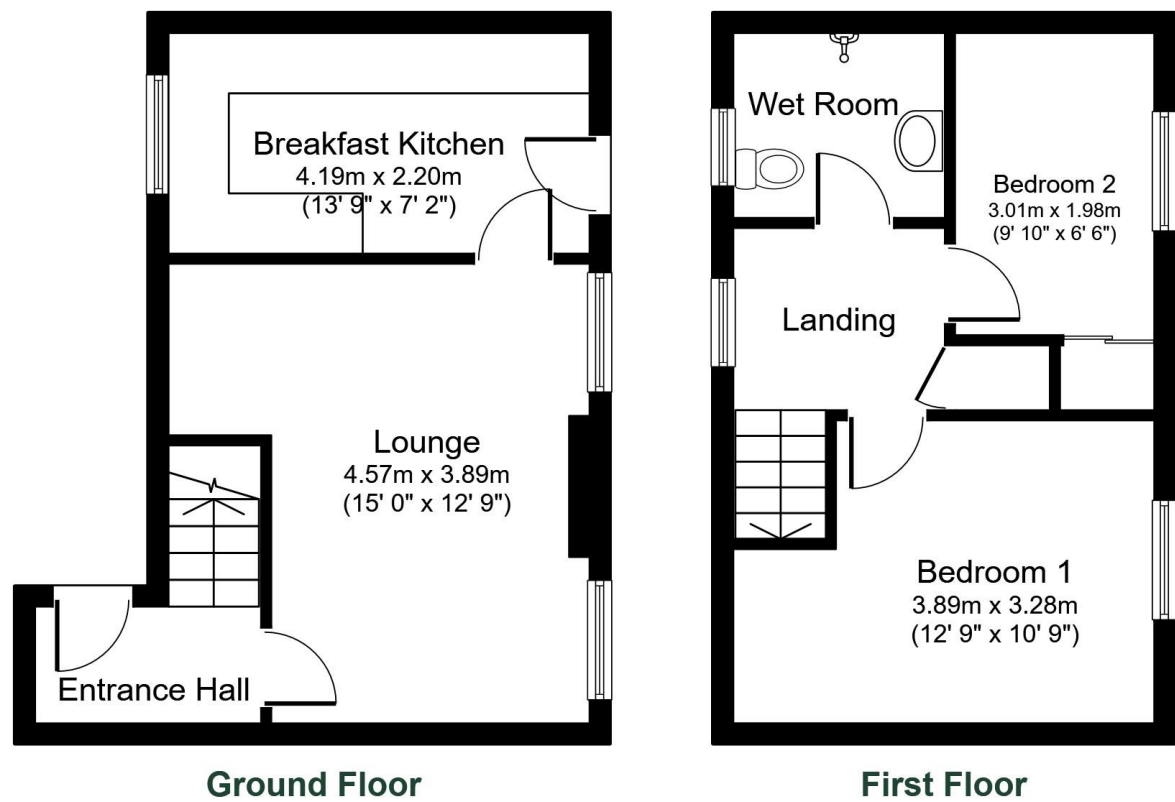




NOT TO SCALE For layout guidance only



Wetherby ~ 11 Kings Meadow View, LS22 7FX

A modern two-bedroom mid-terrace property available for immediate possession situated on this popular development on the outskirts of Wetherby.

- Two bedroom mid-terrace house
- Lounge
- Kitchen with integrated appliances
- Modern wet room
- Enclosed garden to rear
- Allocated parking
- No onward chain

£205,000 PRICE REGION

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MISREPRESENTATION ACT

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All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

From Wetherby proceeding along Deighton Road turn left into Aire Road, continue for approximately half a mile then turn left at the bus stop onto Ainsty Road and then immediately right into Kings Meadow View where the property is situated at the end of the cul-de-sac on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Available with the benefit of no onward chain this tastefully decorated two bedroom mid-terrace benefits from double glazed windows, gas fired central heating and in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

With staircase to first floor, radiator.

LOUNGE

4.6m x 3.9m (15'1" x 12'9") overall
With two double glazed windows to rear, two radiators, "living flame" coal effect gas fire, (not tested), T.V. aerial, telephone point.



KITCHEN

4.2m x 2.2m (13'9" x 7'2")
With double glazed window to front and single rear door leading out to rear garden. Fitted wall and base units, cupboards and drawers, cooker with four ring gas hob, integrated dishwasher and automatic washing machine, stainless steel sink unit with mixer tap, space for fridge freezer and wall mounted gas boiler.



FIRST FLOOR

LANDING

With double glazed window to front.

BEDROOM ONE

3.9m x 3.3m (12'9" x 10'9") overall
With double glazed window to rear, radiator, telephone point.



BEDROOM TWO

3m x 2m (9'10" x 6'6")
With double glazed window to rear, radiator, fitted wardrobe.



MODERN SHOWER ROOM

Fitted with a white pedestal wash basin, low flush w.c., electric shower with wet wall panelling, and non-slip floor covering, double glazed window to front.



TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

COUNCIL TAX

Band B (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

