



TENURE
Freehold.

COUNCIL TAX
Band D.

SERVICES
We understand mains water, electricity, gas and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

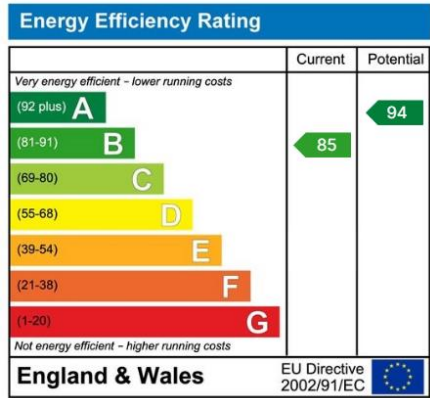
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ 55 Ezart Avenue, LS22 6BA

A beautifully maintained and extremely well presented four bedroom semi-detached family home, occupying a quiet and pleasant position with generous private garden upon the highly sought after Bellway development off Spofforth Hill.

- Stylish four bedroom semi-detached home on Spofforth Park
- Cosy living room with bay window and oak mantle
- Contemporary dining kitchen with AEG appliances and patio doors to rear garden
- Top floor principal suite with fitted wardrobes and en-suite shower room
- Three bedrooms to the first floor and modern house bathroom
- Bedroom two with en-suite
- Private rear garden with patio, level lawn and decked area backing onto woodland
- Driveway for two cars, EV charger

£475,000 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 superb opportunity to acquire this beautifully presented four bedroom semi-detached home, situated on the highly regarded Bellway development off Spofforth Hill. Built in recent years and offering stylish, contemporary living thoughtfully arranged over three floors, the property enjoys a private rear aspect backing onto mature woodland and benefits from high quality fixtures and fittings throughout and in further detail comprises:-

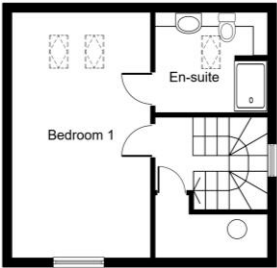
To the ground floor, a welcoming entrance hallway is accessed via a modern composite front door and features attractive wood effect flooring, decorative wall panelling and a return staircase to the first floor. There is a useful understairs cloaks cupboard along with a guest w.c. To the front of the house is a light and airy living room with walk-in bay window, oak mantelpiece set above electric wood burner, television point and decorative panelling to part creating a comfortable and inviting room.

To the rear, the dining kitchen serves as the heart of the home, fitted with a quality range of shaker-style wall and base units with complementary worktops and upstands. Integrated AEG appliances include oven with microwave above, four-ring gas hob with extractor hood, dishwasher, automatic washing machine and 70/30 split fridge freezer. The kitchen opens into a dining area with ample space for table and chairs and enjoys a pleasant outlook over the enclosed rear garden and woodland beyond, accessed via double patio doors.

To the first floor, a spacious landing provides access to three bedrooms and the house bathroom. The second bedroom is a generous double with pleasant rear aspect and benefits from a modern en-suite shower room. Bedroom three overlooks the rear, while bedroom four, currently used as a study, enjoys fitted floor-to-ceiling wardrobes to one side. The house bathroom is well-appointed with a contemporary white suite, bath with shower over, low flush w.c., wash basin and finished with attractive wall and floor tiles.

A further staircase rises to the second floor where a half landing houses a useful airing cupboard and leads through to the principal bedroom — a superbly proportioned and light filled space with dual aspect windows, partly vaulted ceiling and fitted wardrobes to two walls. There is ample space for dressing and an internal door leads to a spacious en-suite shower facility, finished to a high standard.

Externally, the property benefits from a block-paved driveway to the side, providing off-street parking for two vehicles. A hand gate leads to the fully enclosed rear garden which features a paved patio directly accessed from the kitchen, wrought iron railings with steps leading down to a level lawn and a raised wooden decked area — ideal for outdoor entertaining and relaxation. The garden also benefits from an outdoor water supply, power socket, and EV charging point.



Second Floor

NOT TO SCALE For layout guidance only

