



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.

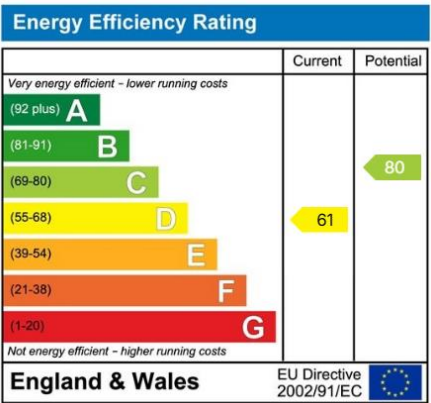
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2025



Wetherby ~ 5 Hudson Close LS22 6PQ

A charming two double bedroom semi-detached period cottage offering characterful interiors, private courtyard garden and a peaceful yet conveniently located position within walking distance to Wetherby town centre amenities.

- Characterful two double bedroom semi-detached period cottage
- Cosy living room with oak flooring, woodburning stove
- Open plan dining kitchen with integrated appliances and space for table and chairs
- Private enclosed courtyard garden
- Two double bedrooms, each with feature fireplaces
- Stylish house bathroom with shaped corner bath
- Low-maintenance front garden with gravel, flower beds and gated access
- Rear garden laid to flagstone with mature hedging for privacy
- Walking distance to an excellent range of amenities

£295,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

Nestled within a quiet residential setting, this delightful two bedroom semi-detached period cottage offers characterful accommodation arranged over two floors, benefiting from double glazed windows and gas fired central heating the accommodation in further detail comprises:-

To the ground floor, accessed via a composite front door the welcoming entrance hallway features a staircase rising to the first floor. The principal reception room enjoys oak flooring underfoot and benefits from dual aspect windows to both front and rear elevations, allowing natural light to fill the space. A woodburning stove set within an attractive fireplace creates a cosy focal point.

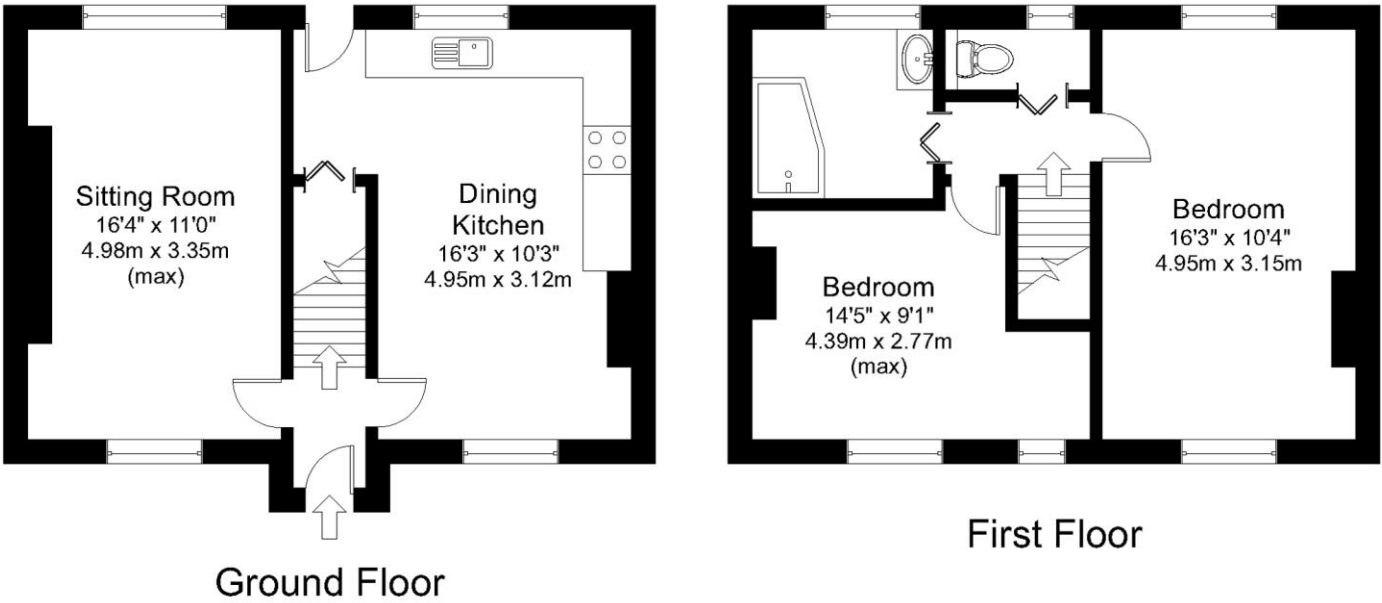
To the open plan living dining kitchen is fitted with a range of wall and base units, cupboards and drawers, complemented by worktops and matching splashbacks. Integrated appliances include a fridge and oven with gas hob and extractor above, while space and plumbing are provided for an automatic washing machine and under-counter freezer. There is ample room for a dining table and chairs, with windows to both front and rear elevations and door leading out to a private enclosed courtyard. A useful understairs storage cupboard completes the ground floor.

To the first floor, the landing provides access to two double bedrooms. Bedroom one enjoys a partly vaulted ceiling, dual aspect windows and an attractive feature fireplace, while bedroom two also benefits from a period fireplace and twin front facing windows. A separate W.C. is positioned off the landing, alongside a well-appointed house bathroom comprising a shaped corner bath with shower over, vanity wash basin and stylish wall and floor tiling.

To then outside, the front garden is designed for low maintenance, laid with crunch gravel, flower beds and borders and enclosed by established hedging with a hung gate providing access. The rear garden is similarly low maintenance, laid mainly to flagstone and bordered by mature hedging and bushes, offering a good degree of privacy and a peaceful outdoor retreat.

Located only a short walk to an excellent range of town centre amenities along with local schooling.

5, Hudson Close, Wetherby



Gross internal floor area (approx.): 79.5 sq m (856 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

