



TENURE

Freehold. Approx £200 per annum for estate maintenance is payable.

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 September 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Thorp Arch ~ 7 Rochester Row, LS23 7GL

An attractive modern 3 bedroom detached house occupying a favourable position overlooking open green and close to children's play area. Available with no onward chain. Early viewing recommended.

- Light and spacious lounge
- Dining Kitchen with French doors to side garden
- Downstairs wc
- Three generous sized bedrooms
- En suite to bedroom 1 and house bathroom
- Driveway parking for two cars and side garden
- Large summer house included in sale

£349,995 PRICE REGION



MISREPRESENTATION ACT

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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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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Property Description

This attractive three-bedroom detached property offers well-appointed living space, ideal for families and couples alike and benefits from gas central heating and double glazing.

Upon entering, you are welcomed into a spacious and inviting hallway, which includes a convenient storage cupboard and a downstairs W.C. From the hallway, access is granted to the main living areas on the ground floor.

The lounge is bright and airy, thanks to its dual-aspect windows that allow natural light to flood the room. This creates a warm and relaxing atmosphere, perfect for both everyday living and unwinding in the evenings.

At the heart of the home lies the modern dining kitchen—a versatile and welcoming space designed with entertaining in mind. Fitted with a range of contemporary high-gloss wall and base units, the kitchen includes integrated appliances such as an oven and grill, hob, and fridge freezer. There is also plumbing in place for a washing machine. Patio doors open directly onto the rear garden, offering a seamless transition between indoor and outdoor living.

Upstairs, the property offers three generously sized bedrooms and a well-appointed house bathroom. The principal bedroom stands out with its built-in wardrobes, providing ample storage, and en-suite shower room featuring a walk-in shower, low-level W.C., and wash hand basin. The two additional bedrooms offer comfortable and flexible spaces, ideal for children, guests, or home working. The family bathroom is fitted with a shower over the bath, low-level W.C., and a wash hand basin.

Externally, the home benefits from off-street parking and a good-sized garden, mainly laid to lawn—perfect for families or those who enjoy outdoor living. A patio area offers an ideal spot for al fresco dining or enjoying a morning coffee in the sun. To complete the outdoor space, a charming summer house provides additional flexibility, whether used as a garden retreat, home office, or playroom.

The property is well situated on this newly completed development and overlooks the green with children`s play area close by.

Offered with no onward chain early viewing is recommended.

