



**TENURE**

Leasehold. The remainder of a 125 year lease from and including 1 January 2018. Rental element is reset for the new owner by Yorkshire Housing, if applicable. Management Cost £41.50 per month

**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.

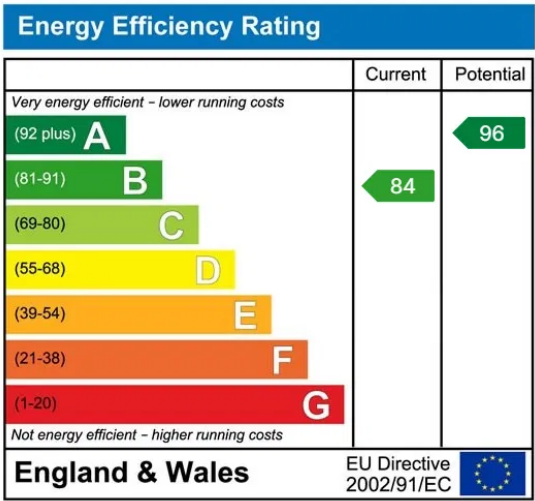
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



**Wetherby ~ 34 Cavendish Road, LS 22 7UX**

An attractive end terraced house tastefully decorated and well-presented throughout this modern family home benefits from gas fired central heating, doubled glazed UPVC windows and the remainder of a 10-year new home build warranty.

- 35% Shared Ownership with option to buy the whole
- Three bedrooms
- Bathroom and en suite shower room
- Lounge and dining kitchen
- Downstairs wc
- Enclosed gardens and parking for 2 cars

**£96,250** 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

All-round excellence, all round Wetherby since 1950

## Property Description

Offered for sale is this attractive modern three-bedroom end terraced property situated on the edge of a modern development on the outskirts of the market town of Wetherby. Combining modern living with practical design, this beautifully presented property provides spacious accommodation and excellent access to local amenities, making it a perfect choice for families and professionals alike.

Upon entering, a welcoming hallway provides access to a convenient downstairs W.C. and the main living room. The living room is an inviting space featuring attractive laminate flooring, a useful understairs storage cupboard, and a charming bay window that floods the room with natural light. An internal lobby separates the living room and kitchen while housing the staircase to the first floor.

The modern kitchen is fitted with a comprehensive range of wall and base units, incorporating an oven, hob and extractor fan. There is plumbing for washing machine and space for fridge freezer, and a rear French door provides access to the private garden — ideal for family living or entertaining.

Upstairs, the property offers three generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a family bathroom. A built-in storage cupboard completes the first-floor accommodation. Externally, the home features an attractive front garden with a decorative shrubbery and parking for two cars. A side gate gives access to the rear garden comprising mainly lawn and patio with garden shed.

Wetherby is a vibrant and highly desirable market town, renowned for its excellent range of amenities including a variety of bars, pubs, shops, supermarkets, and a cinema. The town also offers picturesque riverside walks and superb transport links, with easy access to the A1(M), A58, and A64, making it ideal for commuters.

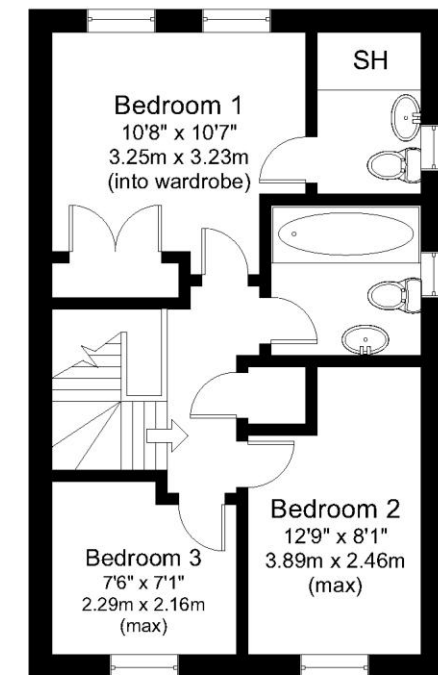
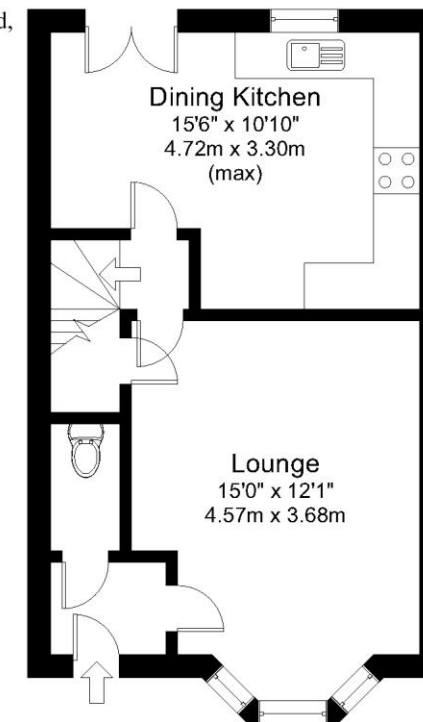
### AGENTS NOTES

This property can be purchased in one of two ways.

1. Purchasing a shared ownership of 35% subject to certain criteria which will be determined by an on-line application that can be found at <https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwnership>
2. 100% ownership which means the purchaser buys 35% from the current owner and 65% from Yorkshire Housing. Any purchaser would not need to qualify for shared ownership under option 2. Full market value of £275,000.



34, Cavendish Road,  
Wetherby



First Floor

Ground Floor

Gross internal floor area (approx.): 81.1 sq m (874 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

