



TENURE
Freehold.

COUNCIL TAX
Band E (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.

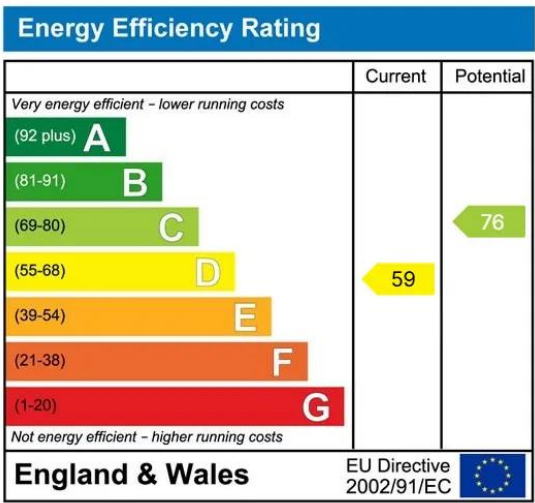
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 November 2025



Wetherby ~ 22 Hall Orchards Avenue, LS22 6SN

A beautifully modernised four bedroom detached home offering stylish open-plan living, elegant finishes and generous gardens - ideally located only minutes walk to an excellent range of town centre amenities and local schooling.

- Modernised four bedroom family home
- Elegant living room with limestone fireplace
- Striking open plan dining kitchen with quartz worktops and impressive central island
- Light filled conservatory with patio doors to rear garden
- Luxury house bathroom with freestanding bath and feature tiling
- Bedroom three with dedicated storeroom or home office space
- South facing rear garden with Indian stone patio and level lawn

£479,950 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

A beautifully presented and recently modernised four bedroom detached family home, thoughtfully reconfigured to suit modern living. The heart of the home is a stunning dining kitchen, flowing seamlessly into a light filled conservatory, perfect for relaxed family meals and entertaining. Tastefully decorated throughout and with the benefit of gas fired central heating and double glazed windows, the accommodation briefly comprises:-

A newly installed composite front door opens into a welcoming hallway with herringbone oak flooring and a staircase with decorative runner, revealing useful understairs storage. The living is tastefully decorated and enjoys a front facing aspect, featuring a limestone fireplace with electric stove and double doors leading into the impressive kitchen. Fitted with a range or wall and base units, cupboards and draws set beneath quartz worktops with a double Belfast sink and boasting a range of integrated appliances. There is a striking central island with breakfast bar, further storage and addition sink unit. Stylish floor tiles extend into the conservatory ideal for dining, which opens onto a generous Indian stone patio and level lawn beyond.

To the upstairs, a split landing reveals four bedrooms. The principal suite enjoys a modern en-suite shower room, while the remaining three rooms are served by a luxurious house bathroom with freestanding bath and striking tiling. Bedroom three benefits from its own storeroom.

To the outside, a block-paved driveway provides ample parking and access to the integral garage. The front garden is neatly landscaped, while the generous south-facing rear garden offers privacy and space, with mature borders and a substantial patio, perfect for outdoor dining and entertaining.

Altogether located within level walking distance to Wetherby town centre and local schools.

