



TENURE

Freehold

COUNCIL TAX

Band F (from internet enquiry)

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 October 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 14 Farndale Close, LS22 6XE

An individual three-bedroom detached bungalow occupying a quiet cul-de-sac location off Spofforth Hill, offered on the open market for the first time in over 40 years. Available with no onward chain.

- Established cul-de-sac location
- Easy walking distance from Spofforth Hill and bus stops to Harrogate or Leeds
- Lounge and separate dining room
- Kitchen with room for breakfast table
- 3 generous sized bedrooms and 2 bathrooms
- Gas Central heating (new boiler 2023)
- Double Garage and private gardens
- Scope for cosmetic improvements

£450,000 OFFERS OVER



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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description:-

Occupying a pleasant cul-de-sac location off Wentworth Gate, an individual detached bungalow is being offered on the open market for the first time in over 40 years. Just a mile from the town centre, this spacious 3-bedroom, 2-bathroom home presents a rare opportunity for those seeking a blend of comfort and potential.

Upon entering the property, you are greeted by a welcoming entrance hall that leads into a generously sized lounge, perfect for relaxation and entertaining. A separate dining room, ideal for family meals and gatherings is adjacent to the kitchen which is well-equipped with a range of wall and base cupboards, drawers, and worktop space, making it a functional and inviting space with room for a small breakfast table.

The bungalow provides three well-proportioned bedrooms, including a principal bedroom that features fitted wardrobes, dual aspect windows, and an en-suite bathroom. This room offers potential for direct access to a private rear patio area.

The property benefits from gas central heating, with a new boiler installed in 2023, and double-glazed windows and doors throughout, ensuring year-round comfort and energy efficiency.

Outside, there are private and established gardens the side garden with lawn, fruit trees and bushes, while the rear garden is paved, providing an ideal spot for drying clothes or enjoying a morning coffee. A double garage and driveway offer ample off-road parking.

Wetherby itself is a vibrant market town with a rich history, offering a range of amenities, shops, and dining options. Its picturesque setting and community spirit make it a desirable place to call home and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

Total floor area 102.0 sq.m. (1,098 sq.ft.) Approx

