



TENURE
Freehold.

COUNCIL TAX
Band C.

SERVICES
We understand mains water, electricity and drainage are connected. Central heating is oil fired.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

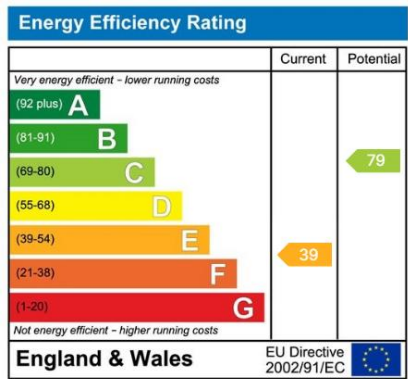
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ 2 Carr Lane, LS22 5EA

A unique and exciting opportunity to purchase this charming three bedroom semi-detached home on the outskirts of Wetherby with superb development potential; to extend and modernise the current property and to erect three new family homes upon the adjoining paddock. Outline Planning Permission granted.

- Three bedroom semi detached character property
- Generous sized south facing garden
- Excellent potential to modernise and extend the current building
- Quiet location at the end of private lane
- Exciting Development Potential
- Outline Planning Permission granted to build three new dwellings in the adjoining paddock Ref: 24/06055/OT

£499,995 OFFERS OVER

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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
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Property Description

The existing brick built 1930s character building is of generous proportions, with south facing garden and complete with outbuildings. Now providing scope and opportunity to undertake a program of refurbishment and modernisation, the accommodation benefiting from oil fired central heating comprises:-

To the ground floor; a large entrance hallway with storage cupboard underneath. Generous sized living room with French style patio doors opening onto rear garden. Feature fireplace with multi fuel stove inset. Fitted kitchen leading through to a generous sized utility space with vaulted ceiling providing excellent potential to refurbish and develop.

To the first floor; bedrooms one and two provide good size double rooms to the front and rear. A third single bedroom is currently used as a home office. The house bathroom comprises a coloured three-piece suite of low flush wc, pedestal wash basin and panel bath with shower above.

To the outside; the property enjoys a generous size garden plot to front side and rear, complete with outbuildings and potential vegetable patch. The south facing rear garden is set largely to lawn, boasting an array of established flower beds, bushes and trees.

Off road parking is available for multiple vehicles to the front.

The private lane of Carr Lane continues beyond the property and provides access the building plot. A timber access gate opens onto a large paddock field with outline planning permission granted to build three beautiful properties Ref:24/06055/OT. Total plot size is approximately 0.75 acres.

