



TENURE

Freehold.

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 January 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	



Wetherby ~ 2 Heuthwaite Avenue, LS22 6RR

This extended detached bungalow occupies a generous corner plot with mature gardens to three sides, driveway parking and a single garage with garden store. Offering versatile two/three bedroom accommodation and convenient access to Wetherby town centre the property is available with no onward chain.

- Extended two bedroom detached bungalow
- Generous corner plot with mature gardens to three sides
- Level walking distance to Wetherby town centre
- Spacious living room with coal-effect gas fire and twin windows
- Formal dining area (formerly bedroom three)
- Newly installed wet room with modern electric shower and non-slip flooring
- Additional rear reception room with sliding patio doors to garden

£395,000 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

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Property Description

An extended two double bedroom detached bungalow occupying a generous corner plot, with level gardens located on this sought after development within comfortable walking distance of Wetherby town centre. The property benefits from double glazed windows, gas fired central heating and in further detail comprises:-

To the front a welcoming entrance porch, leading through to a breakfast kitchen fitted with a range of wall and base units. Integrated appliances include oven with grill above, ceramic hob, stainless steel sink with mixer tap, while there is provision for a fridge/freezer. A breakfast area is set to the side, enjoying natural light from a double glazed window to side elevation.

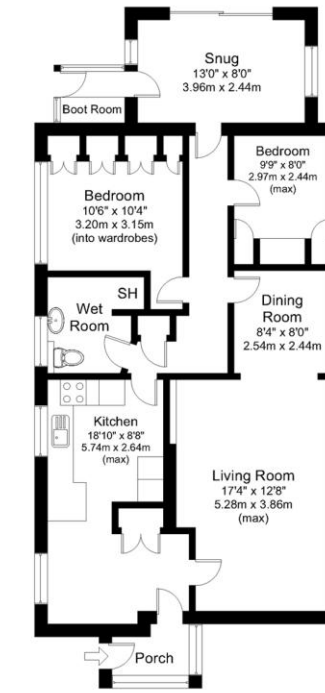
From here, a doorway flows into a spacious living room, its focal point a living flame coal-effect gas fire. Twin double glazed windows to the side elevation enhance the sense of light and space. An open archway seamlessly connects to a formal dining area, complete with further window to the side (formerly bedroom three). The inner hallway serves two double bedrooms, complemented by a newly installed wet room featuring modern electric shower, non-slip flooring, low flush w.c., and wash hand basin. A useful cupboard provides shelving and plumbing for a washer/dryer.

To the rear, a further reception room offers versatility, with sliding patio doors opening onto the garden. An internal doorway leads to a side porch/utility, with plumbing for white goods and access to the exterior.

To the outside, secure side gates reveal a driveway extending along the property, providing off-street parking and leading to a carport and single garage with up-and-over door. To the rear of the garage lies a practical gardener's store with separate personnel door. The gardens wrap around three sides of the bungalow, established and mature with hedge boundaries affording a high degree of privacy. Level lawns ensure ease of maintenance, complemented by a small patio to the rear—perfect for outdoor relaxation.



2, Heuthwaite Avenue, Wetherby



Gross internal floor area excluding Boot Room (approx.): 89.7 sq m (966 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

