



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 October 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ 25 Barleyfields Road, LS22 6PR

A well-proportioned three bedroom semi-detached family home enjoying a delightful south-westerly facing rear garden with attractive open aspect over Wetherby's Millennium Field. Now offering scope to modernise and extend, subject to the necessary planning consents. Available with the benefit of no onward chain.

- Three bedroom semi-detached home
- Generous sized south westerly facing garden
- Open aspect to the rear over Millennium field
- Excellent location within walking distance to Wetherby centre
- Through living dining room
- Extended kitchen
- Driveway parking and single garage



£425,000 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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

Conveniently located in a popular residential area close to St Joseph's primary school, this much-loved home occupies a choice position within walking distance of Wetherby town centre and its excellent local amenities. Presenting a wonderful opportunity for the discerning buyer to modernise and potentially extend (subject to necessary planning consents) the accommodation briefly comprises:-

A welcoming entrance hallway with staircase to the first floor, useful under stairs storage cupboard and a downstairs w.c. An attractive and generously proportioned through living-dining room enjoys a light and airy feel, with a double glazed bay window to the front and sliding patio doors opening to the rear garden. Two feature fireplaces with polished stone hearths and electric fires provide focal points to both reception areas.

A side entrance porch offers convenient access along with boiler cupboard housing wall-mounted Worcester gas fired boiler. A flexible and versatile space is currently used as a cosy snug sitting room, it could be a home office space, or separate dining area.

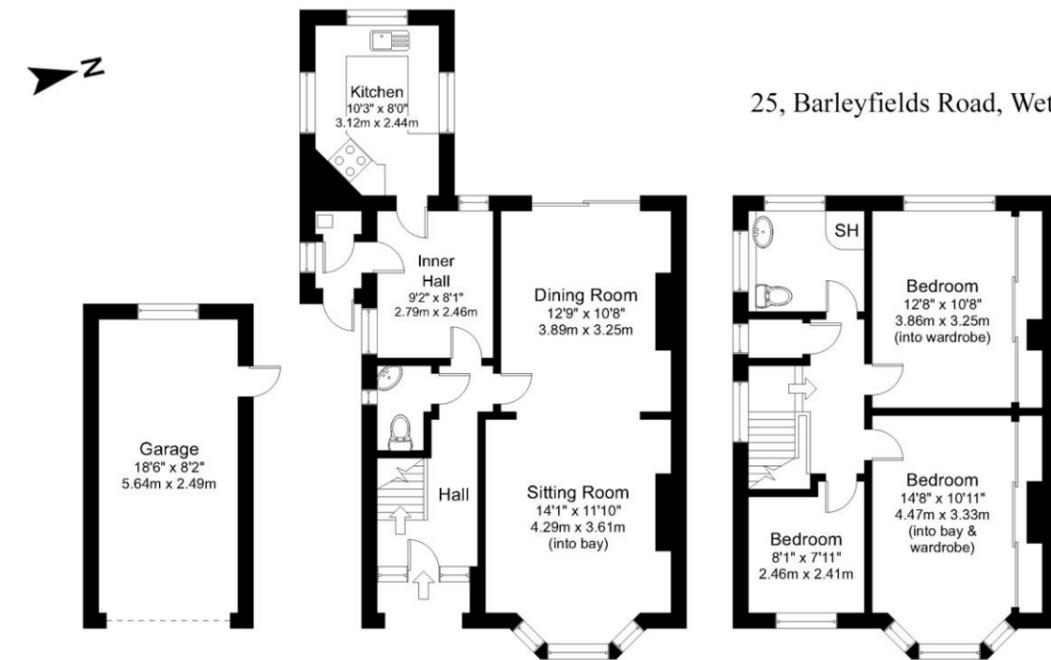
The extended kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks, along with a one and a half bowl sink with mixer tap overlooking the rear garden. Integrated appliances include an undercounter fridge and freezer, electric oven with four-ring hob and extractor hood above, there is space and plumbing for an automatic washing machine.

To the first floor, a light and spacious landing with loft access and storage cupboard gives access to three bedrooms. Bedroom one is a generous double with mirror-fronted fitted wardrobes spanning one wall and a double glazed bay window overlooking the front garden. Bedroom two, also a spacious double with fitted wardrobes enjoys a pleasant rear aspect over the garden and Millennium Field beyond. Bedroom three is a single room to the front, ideal for a nursery or home office.

The modern family bathroom is fitted with a low flush w.c., vanity wash basin with storage cupboards, a large corner shower cubicle with tiled surround, vinyl flooring and a chrome heated towel rail.

Externally, the property enjoys a wide frontage with block-paved driveway providing off-road parking for multiple vehicles and access to a single garage with manual up-and-over door and personnel side entrance. The decorative front garden is predominantly laid to lawn with shaped borders and a variety of mature shrubs and bushes.

The rear garden is a particular feature — enjoying a generous size and a sunny south-westerly orientation. Neatly maintained lawn is bordered by mature hedgerows, shaped flowerbeds and established planting. A stone-flagged patio provides the perfect space for outdoor entertaining and al fresco dining. Beyond the garden lies the picturesque Millennium Field, with open green space and tree-lined pathways.



Ground Floor

First Floor

Gross internal floor area excluding Garage (approx.): 100.6 sq m (1,083 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.