



Wetherby ~ 7 The Quarry, LS22 6RZ

Guide Price £565,000

A most delightful three-bedroom stone-built cottage enjoying a private leafy backwater position within minutes easy walking distance of Wetherby town centre and its excellent range of amenities. Beautifully presented throughout, the property offers surprisingly spacious accommodation, combining charming character features with modern comforts including gas-fired central heating and double-glazed windows.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

Council Tax Band: D

Tenure: Freehold



**Renton
& Parr**

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Property Description

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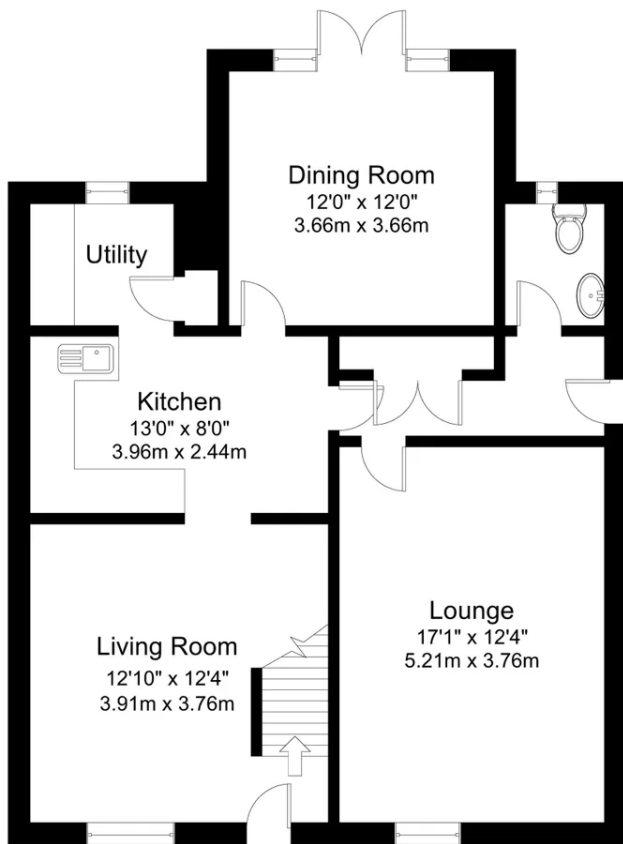
The accommodation is arranged over two floors and, to the ground floor, comprises a welcoming living room featuring an attractive fireplace and staircase leading to the first floor. A separate dining room enjoys a further fireplace together with French doors opening directly onto the rear garden, creating an ideal space for entertaining and family living. In addition, there is a versatile sitting room/family room providing valuable additional reception space.

The fitted kitchen is appointed with an attractive range of cream-fronted wall and base units incorporating work surfaces, integrated double oven, gas hob with extractor hood, fridge and breakfast bar. Adjoining the kitchen is a useful utility room fitted with a newly installed gas-fired central heating boiler, space and plumbing for a washing machine, built-in storage cupboard. Completing the ground floor accommodation is an inner hallway and side entrance with built-in cloaks cupboards together with a well-appointed cloakroom/WC incorporating wash hand basin and panelled dado detailing.

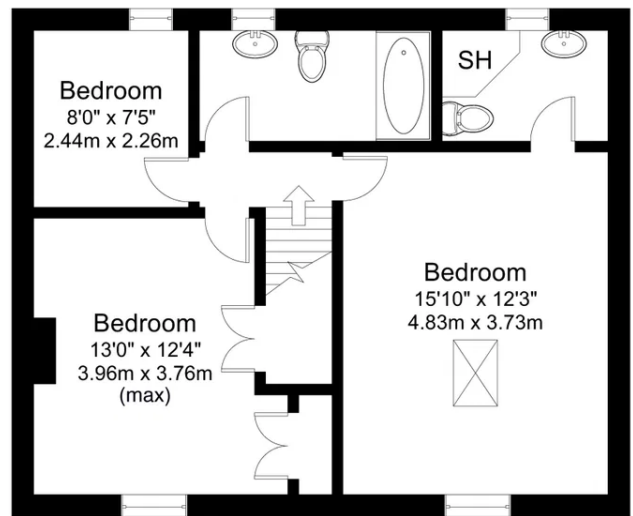
To the first floor, the landing serves three generous double bedrooms. The principal bedroom is a particularly impressive room featuring a superb vaulted ceiling, double-glazed window and additional Velux roof light providing excellent levels of natural illumination, together with an en-suite shower room comprising shower cubicle, wash hand basin and WC. Bedroom two enjoys a pleasant tree-lined outlook to the front and benefits from built-in cupboards, whilst bedroom three overlooks the rear garden. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, WC and attractive panelled dado.

The property has recently been redecorated throughout and further benefits from newly laid carpets and floor coverings, creating a ready-to-move-into home of considerable appeal.

Outside, the property is approached via a block-paved driveway providing off-street parking for up to three vehicles. A matching pathway and gravelled area extend around to the rear where there are attractively landscaped gardens incorporating shaped lawns, well-stocked flower borders and established planting. The fully enclosed rear garden enjoys a high degree of privacy and is bounded by close-boarded fencing, featuring a gravelled pathway, patio seating area, lawned garden, fruit trees, outside water tap and external power point, making it ideal for outdoor entertaining and family enjoyment.

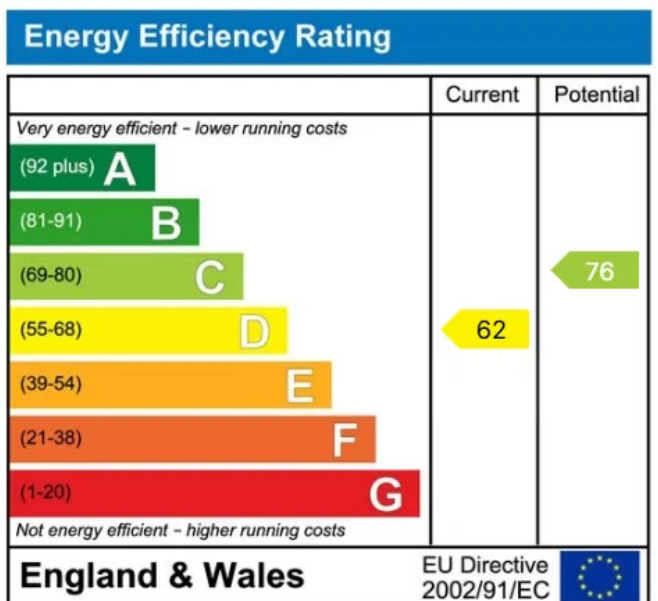


Ground Floor



First Floor

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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.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISPREPRESENTATION ACT

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