



Wetherby ~ 52 Ezart Avenue, LS22 6BB

Guide Price £435,000

On the ever popular "Spofforth Park" development built by renowned home builders Bellway, this beautifully presented four bedroom semi-Detached family home reveals many bespoke fitted interiors and a landscaped rear garden.

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

Council Tax Band: D

Tenure: Freehold



Property Description

This beautifully decorated and tastefully styled four bedroom semi-detached home boasts high quality finishes, bespoke cabinetry and stylish wall panelling, creating a comfortable yet contemporary living environment. Situated in a highly sought-after residential location just off Spofforth Hill, the accommodation in further detail comprises:-

To the ground floor, a modern composite front door serves access into a welcoming entrance hallway, complemented by elegant wall panelling and wood effect tiled flooring, with useful downstairs WC and a return staircase rising to the first floor.

A doorway leads into the living room, where a walk-in bay window floods the space with natural light. A striking media wall, with open shelving, LED lighting and a contemporary electric fire, forms the perfect focal point for this family space.

To the rear, the breakfast kitchen is a standout feature, fitted with a stylish range of high-gloss wall and base units, integrated Bosch oven, four-ring gas hob and dishwasher, alongside space for an American-style fridge freezer. An inset 1¼ bowl sink with mixer tap and instant boiling water tap, tiled flooring and ample space for a dining table complete this space.

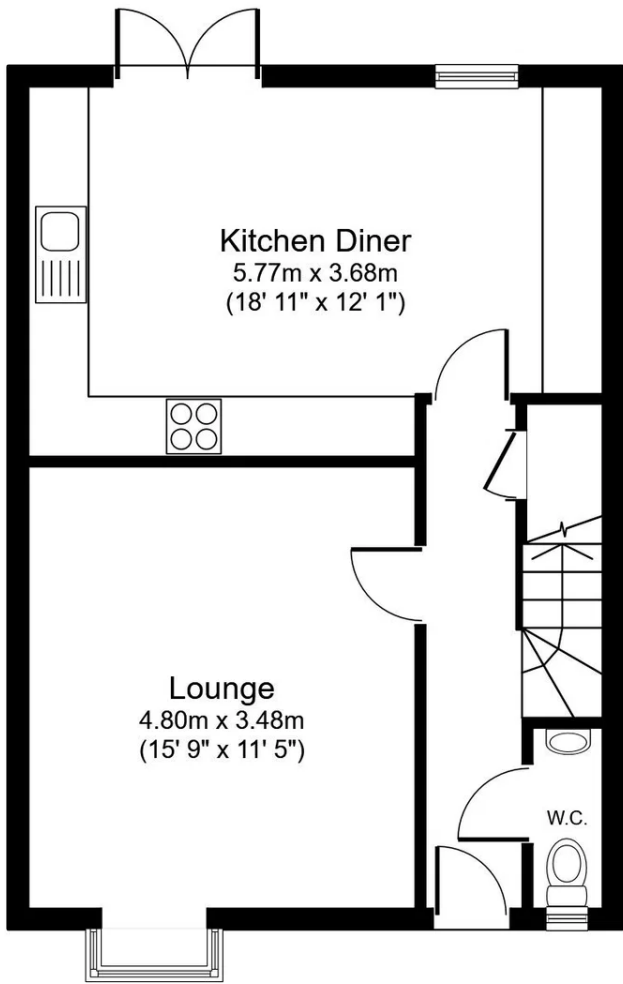
Practicality is carefully considered, with bespoke built-in storage, including a dedicated bar area with wine cooler, additional shelving and custom cabinetry throughout the kitchen and dining space. Double patio doors and a further window allow natural light to pour in and open directly onto the rear garden.

To the first floor, landing area with loft access hatch and a useful storage cupboard. The principal bedroom is beautifully appointed with fitted wardrobes and elegant wall panelling, enjoying views over the rear garden. Bedroom two is another well proportioned double bedroom, with front facing window and built-in wardrobes. Bedrooms three and four are both comfortable singles, with bedroom four currently serving as a home office, complete with custom fitted desk, drawers, overhead cupboards and full-height wardrobes - offering excellent versatility.

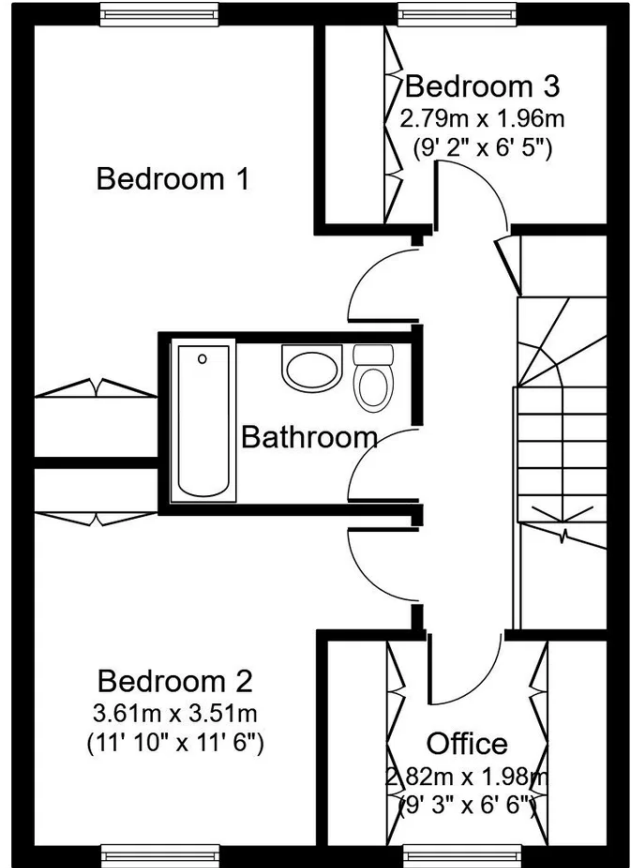
All bedrooms are served by a modern house bathroom, comprising a sleek white suite, bath with shower over, and attractive part-tiled walls and floor tiling.

To the outside, the property benefits from driveway parking for up to three vehicles to the front. The rear garden has been skilfully landscaped with a fence perimeter, well-stocked floral borders and a raised patio area currently housing a Lazy Spa pool. The garden also includes external water supply and power sockets, providing a safe and functional space for entertaining, relaxation and family enjoyment.

Total floor area 95.4 sq.m. (1,027 sq.ft.) Approx



Ground Floor



First Floor

NOT TO SCALE For layout guidance only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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