



**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 June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Wetherby ~ 12 Appleby Way, LS22 7YB**

A charming three bedroom detached bungalow within level walking distance to an excellent range of town centre amenities. Available with benefit of no upward chain.

- Three bedroom detached bungalow
- Extended to the rear
- Garden room conservatory
- Fitted kitchen
- Spacious living room with bay window to front
- Driveway and car port parking
- Attached single garage
- Gardens to front and rear

**£390,000** 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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3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
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All-round excellence, all round Wetherby since 1950

## Property Description

Entering through the double-glazed side door into a welcoming breakfast kitchen, fitted with a range of traditional wall and base units, shaped work surfaces, and a tiled splashbacks. The kitchen features an integrated electric oven with a four-ring electric hob and extractor hood, an under-counter dishwasher, and space with plumbing for both a washing machine and tumble dryer. A large double-glazed window and attractive tiled flooring complete the space.

The generously proportioned living room is bright and airy, boasting two double-glazed side windows and a large bay window to the front that floods the room with natural light. A charming feature fireplace with a stone hearth and timber mantelpiece offers a focal point to the space, wood effect laminate flooring is fitted.

An entrance porch from the living room offers excellent storage space for coats and shoes. An inner hallway complete with a storage cupboard and loft access hatch connects the rest of the property. Wood-effect laminate flooring runs throughout for a cohesive look.

The main bedroom is a spacious double having been extended to the rear, and benefits from a full wall of fitted wardrobes and a large picture window. The second bedroom, also an extended double, features UPVC sliding patio doors that open into an orangery to the rear. This timber-framed orangery / conservatory offers windows on three sides and enjoys a pleasant aspect overlooking the garden.

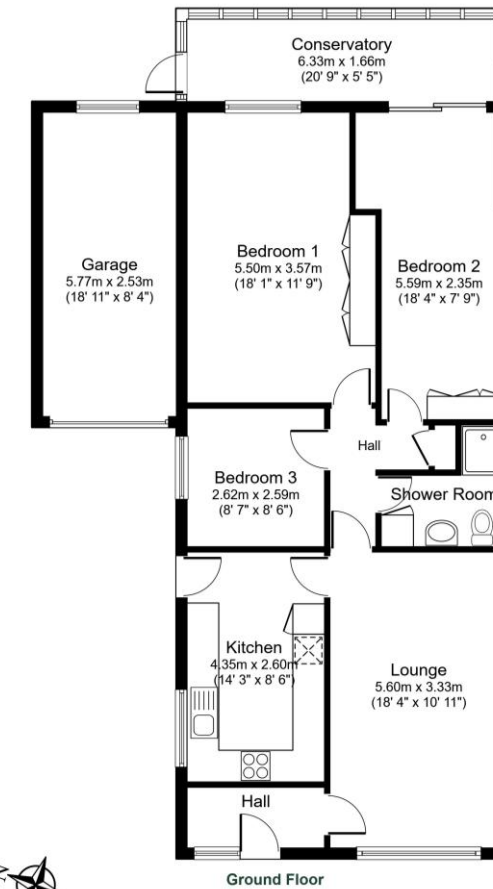
The third bedroom is a versatile room that can serve as a formal dining space, home office, or third bedroom as required.

The shower room includes a low-flush wc, vanity wash basin with storage beneath, and a step-in shower cubicle with tiled walls and flooring. An airing cupboard houses the insulated water tank.

To the outside; a flagged driveway provides ample off-road parking for multiple vehicles, along with a covered carport and access to a single garage with manual up-and-over door, lighting, and power supply.

The low-maintenance front garden features a decorative gravel centrepiece, complemented by a variety of well-maintained flowering bushes and shrubs.

The private rear garden is mostly laid to lawn and bordered with fencing and mature hedgerows. A stone-flagged patio creates the perfect suntrap for outdoor seating, entertaining, and relaxation. Raised, shaped flower beds are filled with vibrant shrubs, bushes, and roses, while a garden shed offers additional storage space.



NOT TO SCALE For layout guidance only  
Total floor area 92.25 sq.m. (993 sq.ft.) Approx (Not Including Garage)

