

**TO THE OUTSIDE**

The property occupies arguably the largest plot on this exclusive cul-de-sac development with well maintained gardens to front, rear and side. Comprising lawn, flower borders, wrought iron railings to front. Side gate to enclosed rear garden comprising lawn, well stocked borders with a variety of flowers, stone flagged patio area. To the rear of the garage is a timber decked patio area and boxed vegetable garden. Outside lighting, two water taps and power point.



Double width block paved driveway providing parking for a number of vehicles narrows through a low gate to a :-

**DETACHED SINGLE GARAGE**

19' 7" x 8' 10"  
With electric roller shutter door, light and power.  
Plumbing for washing machine.

There is an additional gravelled area to the side of the drive also included in the sale.

**COUNCIL TAX**

Band E (from internet enquiry).

**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

**MORTGAGES**

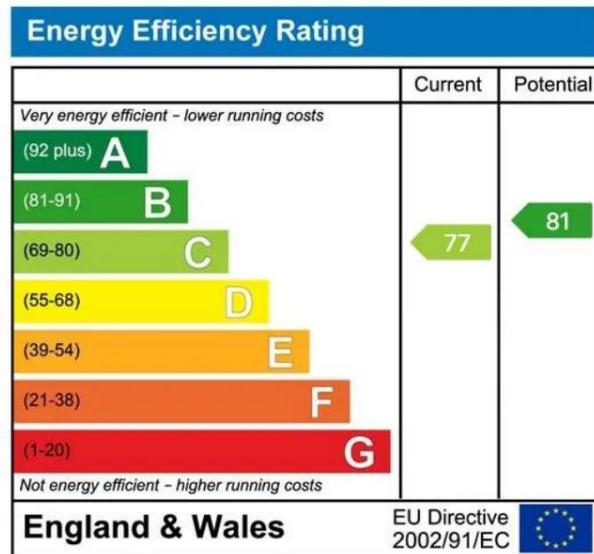
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared July 2025



**Thorp Arch ~ 7 Walton Gardens, LS23 7FU**

A well presented three bedroom, two bathroom semi-detached house occupying an excellent position within this modern cul-de-sac development located between the popular villages of Thorp Arch and Walton and with easy access to surrounding business centres. No onward chain.

- Upgraded specification by the current owner
- Open plan lounge with dining area, well fitted kitchen
- Three double bedrooms with fitted wardrobes
- Jack & Jill wet room and en suite to Bedroom 3
- Garage and off-road parking for several vehicles

**£395,000** 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## THORP ARCH

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

### DIRECTIONS

Proceeding from Wetherby along the A168 southbound following the signs for Boston Spa and Tadcaster. Proceeding along Boston High Street, turn left towards Thorp Arch down Bridge Road. Passing over the River Wharfe into Thorp Arch village, take the first right turning along Church Causeway. After a few hundred yards turn left into Walton Chase and second left into Walton Gardens where the property is identified by a Renton & Parr for sale board.

### THE PROPERTY

A modern semi-detached house, upgraded and remodelled from the original builders specification to provide three double bedrooms, Jack & Jill wet room and shower room on the second floor. Good quality internal oak doors, together with up-spec'd kitchen including granite worktops, oak flooring to hallway and lounge diner. Gas fired central heating and UPVC double glazed windows installed. Tastefully decorated throughout the accommodation is further complimented by enclosed gardens to the rear.

The accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Composite front entrance door, oak flooring, extending through into the living/dining area, radiator in cabinet, LED ceiling lighting, built in cloaks cupboard, staircase to first floor.

### DOWNSTAIRS W.C.

Half tiled walls, tiled floor, modern white suite comprising low flush w.c., vanity wash basin with cupboard under, chrome heated towel rail, double glazed window, extractor fan.

### OPEN PLAN LOUNGE WITH DINING AREA

23' 9" x 12' 2" (7.24m x 3.71m) narrowing to 11' (3.35m) With oak flooring, ceiling cornice, LED ceiling lighting, two double glazed windows to side elevation, french doors to rear patio and gardens, T.V. point. Space for table and chairs, three radiators. Useful downstairs storage cupboard with light and fitted shelves.



### KITCHEN

11' 7" x 7' 3" (3.53m x 2.21m) Comprehensively fitted with excellent range of high gloss cream fronted wall and base units with stainless steel handles, granite worktops, tiled surrounds, one and a half bowl sink unit with mixer taps, integrated appliances including double oven, microwave, induction hob with extractor hood above, dishwasher, small wine fridge, fridge freezer, kick board with heater and lighting, double glazed window to front, LED ceiling lighting, pelmet lighting, tiled floor.



## FIRST FLOOR

### LANDING

Radiator in cabinet, staircase with oak balustrade and handrails, LED ceiling lighting.

### BEDROOM TWO

17' 6" x 12' 2" (5.33m x 3.71m) overall Including dressing area with built in wardrobes having floor to ceiling sliding doors, double glazed window to rear, radiator, ceiling cornice, LED ceiling lighting, T.V. point.



### JACK & JILL WET ROOM

Part tiled walls and tiled floor with shower, low flush w.c., vanity wash basin, cupboards under, chrome heated towel rail, extractor fan, shaver socket, LED ceiling lighting.



## BEDROOM THREE

14' 8" x 9' 10" (4.47m x 3m)



Including fitted wardrobes to one wall with sliding floor to ceiling doors, two double glazed windows to front, radiator, T.V. point, LED lighting, telephone point.

## SECOND FLOOR

### LANDING

### BEDROOM ONE

25' 1" x 14' 7" (7.65m x 4.44m) overall Narrowing to 4' 6" (1.37m) at its narrowest point Including built in wardrobes. Velux double glazed window with blind, LED ceiling lighting, radiator, raised bulk-head cupboard, TV point. Access to useful eaves storage space.



### EN SUITE

7' 9" x 6' 6" (2.36m x 1.98m)

Tiled walls and matching floor, three piece white suite comprising walk-in shower cubicle, low flush w.c., vanity wash basin with drawers under, shaver socket, extractor fan, Velux double glazed window, chrome heated towel rail.