



TENURE

Freehold.

COUNCIL TAX

Band C (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 September 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Wetherby ~ 38 Grasmere Drive, LS22 6GP

Situated in a quiet cul-de-sac just a short walk from Wetherby town centre, a stylish three-bedroom mid-townhouse offering accommodation across three floors, south facing private rear garden and allocated parking.

- Three bedrooms over three floors
- Stylish kitchen with island and built in appliances
- Light filled sunroom/dining area
- Cosy lounge with wood burning stove
- Contemporary bathroom and en suite to bedroom3/study
- Private south-facing rear garden
- Allocated & visitor parking

£335,000 OFFERS REGION



MISREPRESENTATION ACT

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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

Located in a quiet cul-de-sac within a highly regarded and well-established residential development, this attractive three-bedroom mid-townhouse offers a blend of modern comfort and convenience. The property is just a short walk from Wetherby town centre, placing a wide range of shops, restaurants, bars, and local amenities right on your doorstep. Excellent transport links, local schools, and easy access to the A1 make this a perfect home for commuters to Leeds, York, or Harrogate.

The accommodation is well-presented throughout and benefits from gas-fired central heating and PVC double-glazed windows.

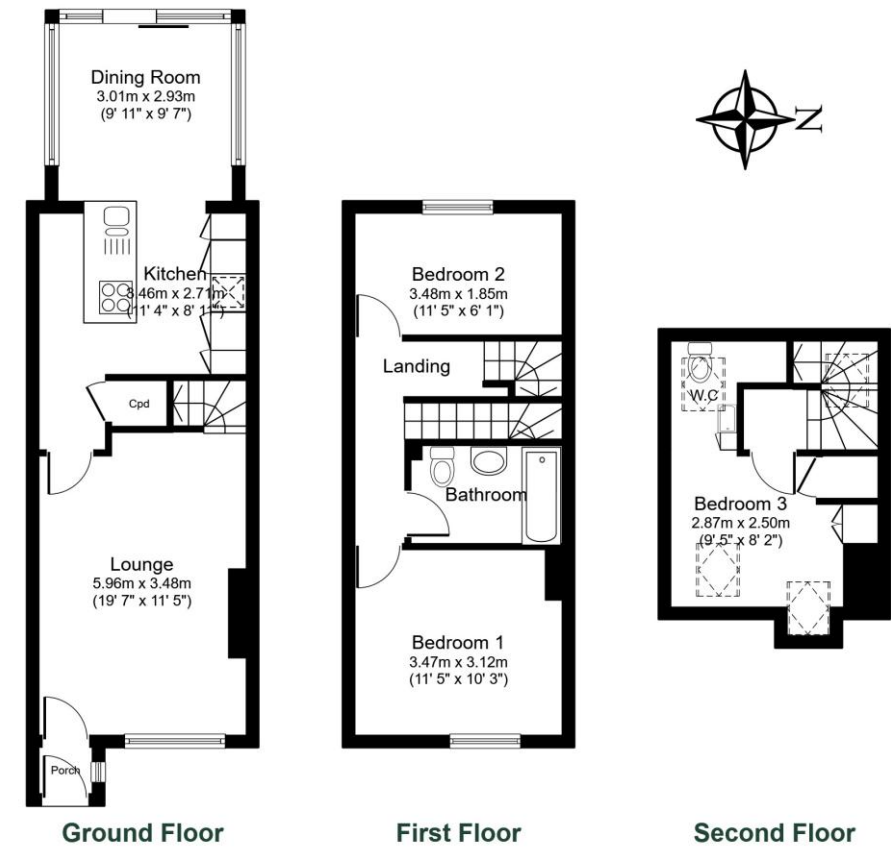
On the ground floor, an entrance porch opens into a spacious and welcoming lounge, featuring a wood-burning stove as a cosy focal point, along with a staircase leading to the upper floors. The kitchen is stylishly fitted with a range of white-fronted wall and base units, complemented by a central island with ceramic hob, one and a half bowl sink with mixer tap, and useful worktop space. Integrated appliances include a built-in oven, fridge, and freezer. A useful under-stairs storage cupboard and smart tiled flooring add to the practicality of this space.

The kitchen opens seamlessly into a sunroom extension, offering ample space for a dining table and chairs. With patio doors leading out to the rear garden, this is a bright and airy living space ideal for entertaining or enjoying indoor-outdoor living.

Upstairs, the first floor hosts two bedrooms. The principal bedroom is positioned at the front of the house and offers space for wardrobes, while the second bedroom overlooks the rear garden. The family bathroom is finished in a modern, contemporary style with a shaped bath, WC, vanity wash basin, heated towel rail, part-tiled and mirrored walls, and tiled flooring.

A further staircase leads to the second floor, where the third bedroom or study can be found. This versatile space includes built-in storage and benefits from an en suite WC and washbasin, making it ideal for guests, home working, or as a teenager's suite.

Outside, the property enjoys a neat open plan lawned garden to the front, while the fully enclosed south-facing rear garden offers excellent privacy with a tree-lined backdrop. Low-maintenance features such as decking and artificial lawn make this a perfect spot for alfresco dining or relaxing in the sun. A rear pedestrian gate provides access to the parking area, which includes an allocated space along with visitor parking.



NOT TO SCALE For layout guidance only

Total floor area 82 sq.m. (882 sq.ft.) Approx

