



Wetherby ~ 20 Sandbeck Close, LS22 7UA

£370,000

A beautifully presented four bedroom town house arranged over three floors, offering bright, well-balanced accommodation ideal for modern family living. Featuring a stylish kitchen, spacious living room with garden access, generous principal bedroom suite together with landscaped rear garden and driveway with garage, all within easy reach of Wetherby's excellent amenities and schooling.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Council Tax Band: D

Tenure: Freehold



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence. all round Wetherby since 1950



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This beautifully presented family home is arranged over three floors, offering well-balanced accommodation within level walking distance of Wetherby's excellent shops, bars, amenities and schooling. Benefitting from gas fired central heating, double glazed windows and doors in further detail comprises:-

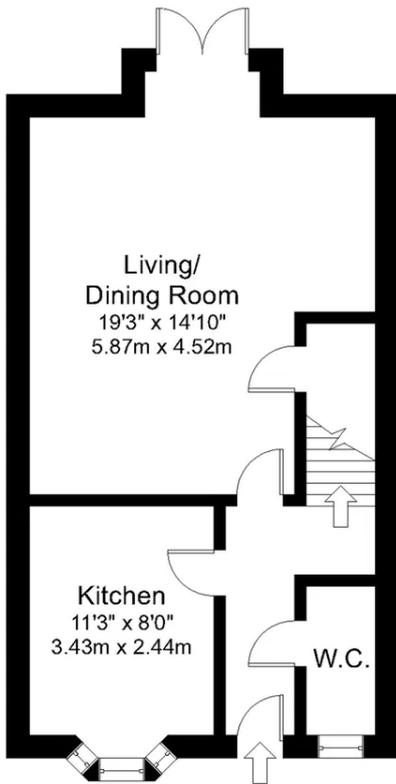
To the ground floor a welcoming entrance hall is approached via a modern composite front door with fanlight above, opening into a bright hallway that leads to the guest WC with contemporary white suite and part-tiled walls. A return staircase rises to the first floor with useful storage beneath.

The fitted kitchen features a smart range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. Integrated appliances include a 70/30 fridge freezer, dishwasher, washing machine, oven with six-ring gas hob and extractor. A breakfast bar offers casual dining, while a walk-in bay window to the front elevation fills the room with natural light. To the rear, the living room is a lovely light space with walk-in bay area and double patio doors opening onto the garden. Side windows enhance the airy feel, and the room comfortably accommodates both lounge and dining furniture with access to practical under stairs storage.

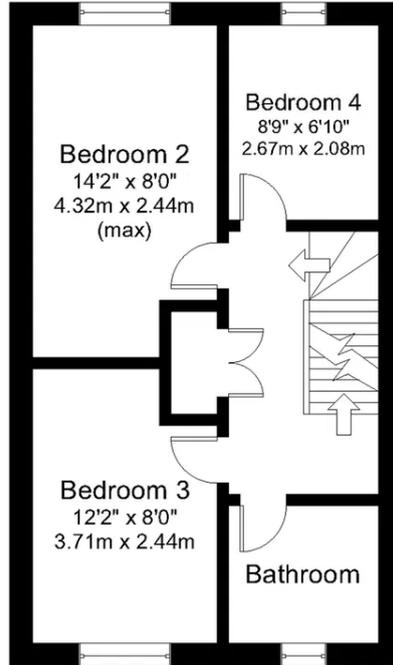
The first floor offers two generous double bedrooms, with fitted wardrobes to bedroom two, and a third single bedroom ideal as a nursery or home office. They are served by a modern house bathroom with white suite and shower over bath. An airing cupboard housing pressurised hot water cylinder and staircase leads to the second floor.

The principal bedroom suite occupies the top floor and provides a superb, spacious retreat with high ceilings and two large rear-facing Velux windows. A generous walk-in dressing area with fitted furniture leads to an en-suite shower room finished with attractive tiling.

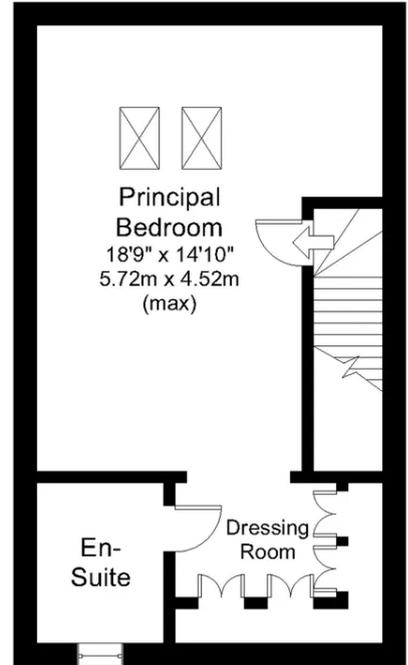
To the outside, the property enjoys a generous driveway to the side providing parking for multiple vehicles and access to a single garage with light, power and EV charging provision. The rear garden has been thoughtfully landscaped with a patio accessed from the living room, a level low-maintenance lawn and a raised soft-play area with pergola and additional seating space ideal for alfresco dining.



Ground Floor



First Floor



Second Floor

Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(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 £30.00 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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