



**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.

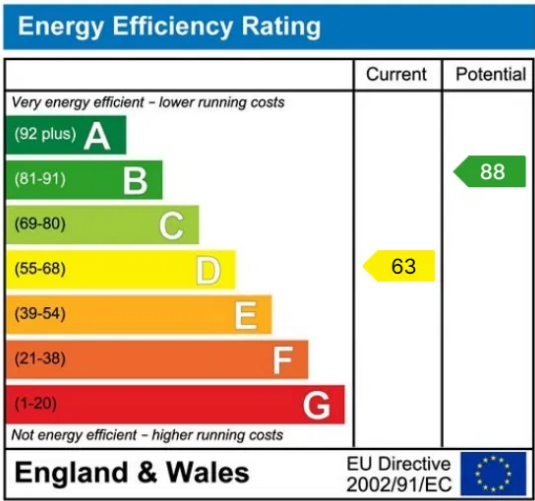
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



**Wetherby ~ 4 Barleyfields Mews, LS22 6PT**

This tastefully modernised two-bedroom townhouse is ideally located just minute’s walk from a wide range of amenities, including local schools, shops, bars

- Modern and tastefully decorated town house
- Two bedrooms
- Excellent location central to Wetherby and amenities
- Recently installed kitchen
- Separate living room with access to private garden
- Ideal first time buyers/downsize property
- Allocated parking space
- Low maintenance enclosed rear garden

**£235,000** 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



Property Description

This tastefully decorated, two-bedroom mid-terrace property provides an ideal opportunity for first time buyers or investors alike looking for a home that's ready to move into. Conveniently situated within walking distance to Wetherby town centre, amenities, and local schools. The accommodation benefits from double glazed windows, gas fired central heating and in further detail comprises:-

To the ground floor, you are welcomed into an entrance hall with a modern UPVC front door and a staircase leading to the first floor. The recently fitted kitchen features a "shaker style" range of wall and base units, cupboards and drawers. The kitchen is well-equipped with appliances, including an integral microwave, slimline dishwasher, oven and gas hob with an extractor hood above, an under-counter fridge, and space and plumbing for an automatic washing machine/tumble dryer. A wall-mounted gas central heating boiler is housed in a cupboard, and a double glazed window to the front elevation offers plenty of natural light, with a ceramic sink unit beneath.

The living room, located at the rear of the property, is a spacious area with double glazed patio doors that lead to the rear garden. The room features an attractive fireplace with a living flame effect gas fire, there is useful under stairs storage and ample space for a dining table and chairs, making this a perfect room for both relaxing and entertaining.

To the first floor, landing area provides access to the loft space and includes a useful cloak/airing cupboard. The property has two bedrooms, the principal bedroom has front facing double glazed windows and benefits from built in wardrobes set behind double doors, as well as additional storage cupboard. The second bedroom, which is currently used as a study, also benefits from a fitted floor-to-ceiling wardrobe and window to the rear, offering a pleasant outlook over Sandringham Park. The bathroom is fitted with a white suite and contrasting blue tiles, including a panel bath with a shower over, window to the rear.

To the outside the property benefits from one allocated parking space. The attractive front garden is set behind timber fencing and a hand gate, with low-maintenance gravel and decorative borders. To the rear, the garden is mainly laid to lawn with neat flower borders along the perimeter. There is also an Indian stone flagged patio area, which can be accessed directly from the living room, creating an ideal spot for outdoor dining and relaxation.

This property offers an excellent opportunity for those looking for a well-maintained, move-in-ready home in a convenient location. The freehold is available for £235,000, and the accommodation in further detail comprises two bedrooms, a modern kitchen, a spacious living room, and a well-kept garden, making it an attractive option for both first-time buyers and investors alike.

