



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.

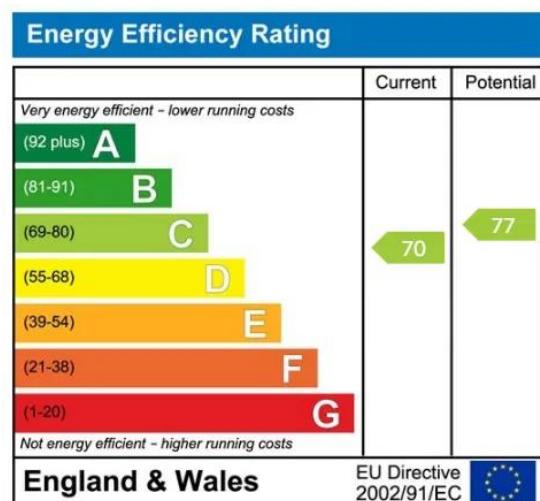
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 January 2026



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 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.



Wetherby ~ 75 Ainsty Road, LS22 7QS

An attractive three bedroom semi detached house extended to the rear with south facing private gardens and off road parking. Competitively priced for quick sale.

- Spacious lounge with dining area
- Conservatory extension to rear
- Three bedrooms
- Modern stylish bathroom with shower
- Gas central heating and double glazed
- Enclosed south facing landscaped garden to rear
- Off road parking

£289,000 OFFERS OVER

2 3 1



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

An attractive and well-presented three-bedroom semi-detached home, offered to the market at a realistic price and ready for immediate occupation. The property benefits from gas central heating, double glazing throughout, and recently laid new carpet to the entrance hall, stairs and landing, enhancing the overall presentation.

The accommodation opens into a welcoming entrance hall leading through to a spacious lounge with a clearly defined dining area, providing a comfortable and versatile living space. A door from the dining area leads into a conservatory extension, which enjoys views over the rear garden and offers additional reception space. The kitchen is fitted with a range of wall and base cupboards, providing practical storage and worktop space.

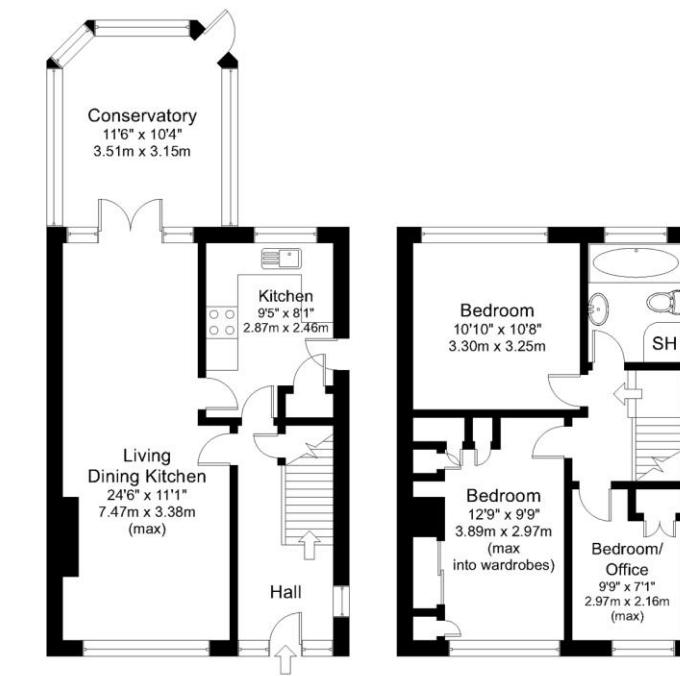
To the first floor, the principal bedroom is a good-sized double and features fitted wardrobes. Bedroom two is also a double room, positioned to the rear of the property, while bedroom three is a single room with a useful bulkhead storage cupboard presently used as a study with hardwired broadband. The modern and stylish house bathroom is fitted with a white four-piece suite comprising a bath, separate shower enclosure, WC and contemporary wash hand basin set within a vanity unit, complemented by fully tiled walls.

Externally, the property offers driveway parking to the front and side. To the rear is an enclosed and attractively landscaped south-facing garden, laid to lawn with a stone-flagged patio area, gravel pathways and shale beds, creating an appealing outdoor space. Two timber outhouses provide additional storage.

The property is conveniently located close to local shops, schools and Wetherby town centre amenities, making it an ideal purchase for a wide range of buyers.



75, Ainsty Road, Wetherby



Ground Floor

Gross internal floor area (approx.): 90.6 sq m (976 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

First Floor

