



## Wetherby ~ 6 Montagu Close, LS22 7UZ

**£340,000**

A well presented and tastefully decorated four bedroom contemporary town house built by the well regarded developers David Wilson Homes, situated to the edge of Wetherby town with ease of access to town centre amenities along with excellent road networks for commuting further afield.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Council Tax Band: D

Tenure: Freehold



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
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## Property Description

Entered via a composite front door into a welcoming reception hallway with a useful downstairs cloakroom/WC.

The breakfast kitchen is fitted with a range of cottage-style base units complemented by worktops with tiled splashbacks and a breakfast bar providing bar-stool seating. Integrated appliances include an electric double oven with six ring gas hob and extractor hood above, with further space and plumbing for an automatic washing machine, under-counter dishwasher and American-style fridge freezer. A double glazed bay window overlooks the front aspect and there is a wall-mounted Ideal gas fired central heating boiler.

To the rear of the property lies a well proportioned living/dining room, enjoying a bright and airy feel with a large double glazed square bay window and French-style patio doors opening onto the rear garden. The room also benefits from a useful understairs storage cupboard and an attractive panelled feature wall.

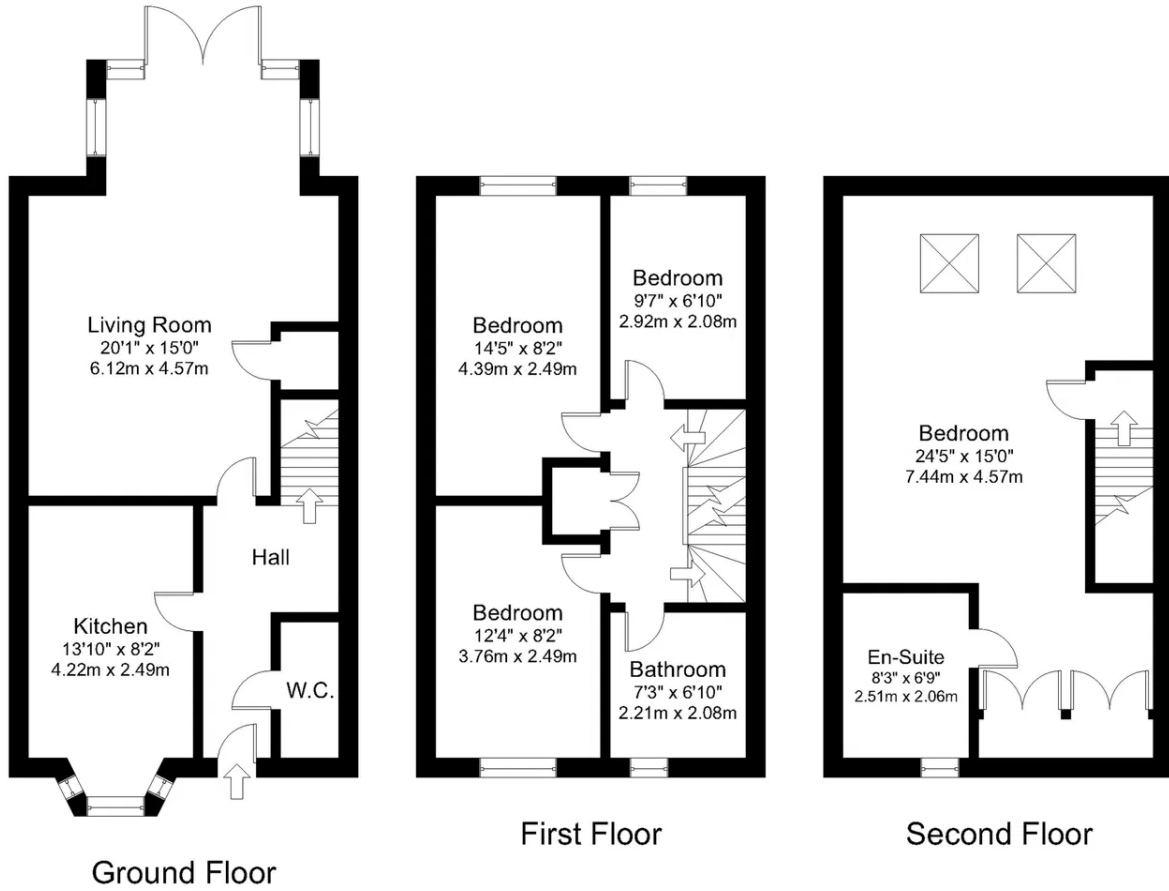
To the first floor, the landing provides access to a useful storage cupboard and three bedrooms. Bedrooms two and three are good-sized double rooms with double glazed windows to the front and rear respectively. Bedroom four is a single room, ideal as a nursery / child's bedroom or home office. The house bathroom is fitted with a modern white three-piece suite comprising a low flush WC, pedestal wash basin and panelled bath, complemented by part-tiled walls and vinyl floor covering.

A turned staircase leads to the second floor, where an extremely generous principal bedroom suite features a vaulted ceiling with double glazed Velux windows, a recessed area ideal for a desk or dressing table, together with bespoke fitted wardrobes and chest of drawers. The en-suite shower room comprises a large step-in shower cubicle, pedestal wash basin and low flush WC, finished with fully tiled walls and laminate floor covering.

Externally, parking is available to the rear of the property in front of a single garage.

Positioned set back from Park View, the property enjoys communal use of an attractive shared green space to the front, maintained with neatly kept hedges, rose beds and small trees.

The private rear garden is mainly laid to lawn and enclosed by timber fencing to three sides, together with a timber decking area providing an ideal space for outdoor entertaining, relaxation and al fresco dining during the summer months. The garden is further complemented by an external electric point.



Gross internal floor area (approx.): 117.8 sq m (1,268 sq ft)  
 Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## MISREPRESENTATION ACT

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