

At the bottom of the garden is a :-

USEFUL BRICK BUILT WORKSHOP

22' 8" x 10' 0" (6.91m x 3.05m)

Having work bench and vice, light and power. WC.



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.

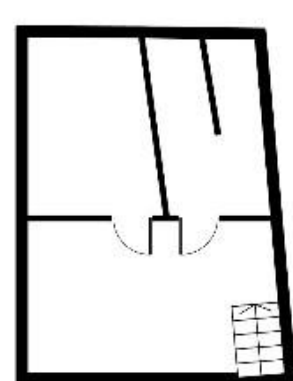
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

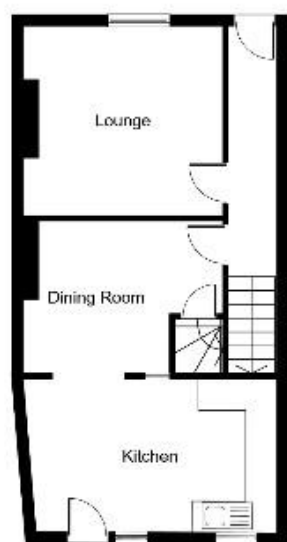
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2 022

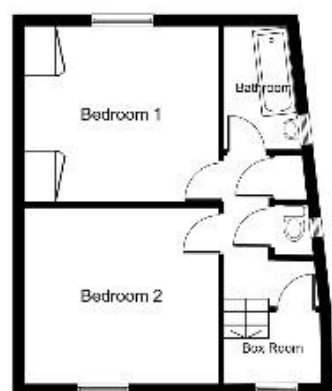
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Cellar



Ground Floor



First Floor

Floor plans are for identification purposes only



Wetherby ~ 51 St James Street, LS22 6RS

A rare opportunity to purchase a two bedroom detached period cottage, extended to the rear, benefiting from generous sized gardens with garage and workshop and south facing aspect. Scope for modernisation and further extension. Ideally located within minutes walking distance to the town centre.

- Lounge, dining room and kitchen extension
- Two first floor double bedrooms, bathroom and separate toilet
- Useful cellar divided into three rooms
- Gas fired central heating and partial replacement double glazed windows
- Scope for further extension subject to planning
- Part walled garden to rear



2 Recep



2 Beds



1 Bath

£350,000 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

By car from our office proceeding along Westgate towards Spofforth Hill turning second right into Caxton Street. Right into Crossley Street which becomes St James Street and the property is on the right hand side shortly past the zebra crossing and identified by a Renton and Parr for sale board.

THE PROPERTY

A unique two bedroom detached period cottage extended to the rear, now providing scope for modernisation with further potential for extension/development subject to necessary planning approval.

Benefiting from gas fired central heating, the accommodation in further detail giving approximate room sizes comprises:-



GROUND FLOOR

ENTRANCE HALL

Radiator, side window, staircase to first floor

LIVING ROOM

12'4" x 11'7" (3.76m x 3.53m)
Panelled to dado height, double glazed window to front, radiator, tiled fireplace and hearth. Ceiling cornice.



DINING ROOM

12'7" x 11'1" (3.84m x 3.38m) overall
Radiator, picture rail, door with steps leading down to cellar.



KITCHEN

16'3" x 9'8" (4.95m x 2.95m)
Having a range of wall and base cupboards, worktops, stainless steel sink unit, radiator, door to rear.



CELLAR

With steps leading down to three room cellar.

ROOM ONE

15'8" x 10'5" (4.78m x 3.18m) overall

ROOM TWO

11'2" x 7'5" (3.4m x 2.26m)

ROOM THREE

11'4" x 8'1" (3.45m x 2.46m)

FIRST FLOOR

LANDING

With airing cupboard housing insulated tank.

BEDROOM ONE

11'10" x 11'6" (3.61m x 3.51m)
Double glazed window to front, radiator, two fitted wardrobes.



BEDROOM TWO

11'1" x 10'7" (3.38m x 3.23m)
Double glazed window to rear, radiator, ceiling cornice.



BATHROOM

Tiled walls, white suite comprising panelled bath with Mira shower above, pedestal wash basin, double glazed window, radiator.



SEPARATE WC

With low flush WC, double glazed window. Step up to:-

BOXROOM

With loft access and window to rear.

TO THE OUTSIDE

Driveway to the side through wrought iron gates gives access to off-road parking and:-

GARAGE

15'0" x 10'0" (4.57m x 3.05m)

GARDENS

A feature of the property are the south facing wall gardens at the rear laid mainly to lawn with borders, two fruit trees.