



Wetherby ~ 3 Foxhill, LS22 6PS

APPEALING TO INVESTORS!

A traditional three-bedroom semi-detached house occupying a popular cul-de-sac location within walking distance of local primary schools, Wetherby town centre and other excellent amenities including access to the Harland Way. Offered for sale with existing tenant on an assured shorthold tenancy basis at a rental of £625 PCM.

- Lounge and separate kitchen with pantry
- Three bedrooms and bathroom
- Gardens to front and rear
- Space at the side for driveway and garage potential
- Sold subject to existing tenancy

£275,000 PRICE REGION FOR THE FREEHOLD



1 Recep



3 Beds



1 Bath

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.
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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

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

Proceeding from Wetherby along North Street before turning left into York Place. Follow the road round to the left into Grosvenor Terrace and right into Sandringham Road before turning right again into Barleyfields Road. Proceed up the hill passing St. Josephs School before turning right into Foxhill and the property is situated on the left hand side.



THE PROPERTY

A 1930's bay fronted semi-detached house, favourably situated within this cul-de-sac location convenient for easy access to excellent local amenities.

The property is tenanted on a shorthold tenancy agreement from 17th September 2017 at a rental of £625 per month.

The property in further detail benefiting from gas fired central heating and double glazed windows further comprises :-

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, radiator, staircase to first floor.

LOUNGE

14' x 13'1" (4.27m x 3.99m)

Double glazed bay window to front, tiled fireplace and

hearth with open fire, radiator, understairs storage cupboard.

KITCHEN

14' x 8'1" (4.27m x 2.46m)

Double glazed window and door to rear garden, fitted base units and wooden work tops with tiled splashbacks, Belfast sink, tall cupboard with shelving, radiator, plumbed for automatic washing machine, walk-in pantry.

FIRST FLOOR

LANDING

Double glazed window, linen cupboard with Vaillant gas fired central heating boiler, loft access.

BEDROOM ONE

14'9" x 9'11" (4.5m x 3.02m)

Including double glazed window to front, radiator.

BEDROOM TWO

9'9" x 8'1" (2.97m x 2.46m)

Including fitted wardrobes to one wall with sliding doors and cupboards above, double glazed window to rear, radiator.

BEDROOM THREE

8'1" x 7'1" (2.46m x 2.16m)

Double glazed window to rear, radiator.

BATHROOM

Tiled walls and white suite comprising enclosed bath with shower above, pedestal wash basin, low flush w.c., heated towel rail, double glazed window, extractor fan.

TO THE OUTSIDE

Gardens to three sides with space and potential for driveway and garage. Lawned to front and rear. Garden shed, integral store.



COUNCIL TAX

Band C (from internet enquiry).

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		