

SINGLE GARAGE

16'4" x 8'7" (4.98m x 2.62m)

With up and over door, personnel side door, light and power laid on.

GARDENS

Lawned garden to front with herbaceous borders, a variety of bushes and shrubs. Enclosed and private garden to side and rear including block paved patio, lawn and borders, two garden sheds, greenhouse, outside water tap and power point.

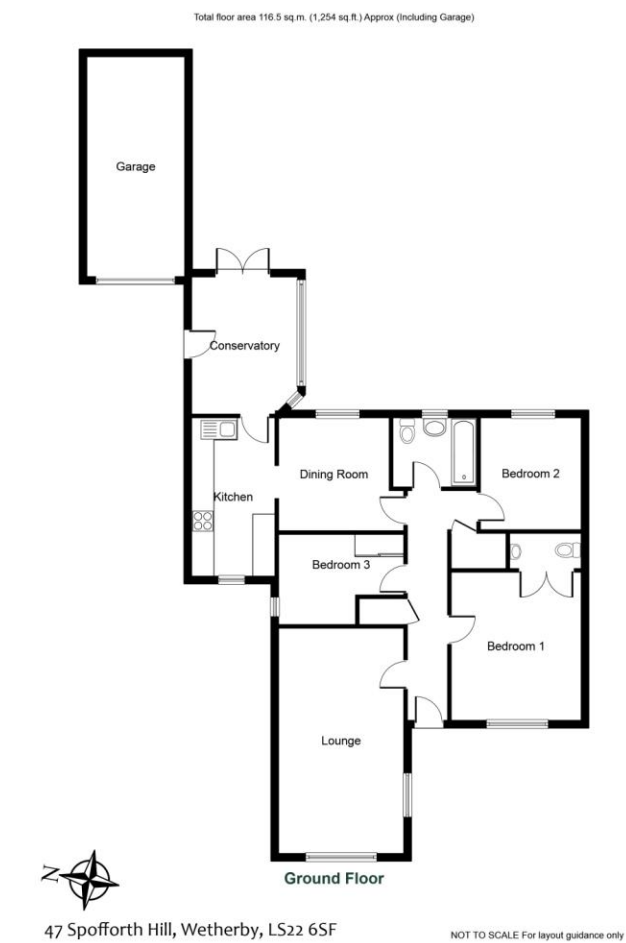
COUNCIL TAX

Band E (from internet enquiry).

VIEWING

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

Details prepared September 2022



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 47 Spofforth Hill, LS22 6SF

An attractive three bedroom detached bungalow set back from Spofforth Hill in this highly regarded residential area within walking distance of the town centre and close to open countryside. No onward chain.

- Lounge, separate dining room and kitchen
- Conservatory extension to rear
- Three double bedrooms with fitted furniture
- Garage and gardens to three sides

£499,950 PRICE REGION FOR THE FREEHOLD



2 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

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Renton & Parr

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ESTATE AGENTS
VALUERS

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Premium

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 out of Wetherby along Westgate taking the second exit at the mini roundabout towards Harrogate on the A661. After approximately 3/4 of a mile the property will be identified on the left hand side by a Renton & Parr for sale board, immediately before the turning into Wentworth Gate.



THE PROPERTY

An attractive three bedroom detached bungalow, centrally heated and double glazed being well-maintained throughout, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

ENTRANCE HALL

Having front entrance door, oak flooring, storage cupboard with integrated vacuum cleaning system, radiator, ceiling cornice.

LOUNGE

20' 2" x 10' 11" (6.15m x 3.33m)

Double glazed bay window to front, further side window, two radiators, ceiling cornice, fireplace with tiled inset and hearth.



DINING ROOM

9' 11" x 9' 5" (3.02m x 2.87m)

Double glazed window to rear, ceiling cornice, radiator, oak flooring, archway to :-



KITCHEN

13' 9" x 7' 2" (4.19m x 2.18m)

Having range of wall and base units including cupboards and drawers, work tops with tiled surrounds, sink unit with mixer tap, four ring gas hob and hood above, electric oven, double glazed windows to two sides, radiator.



CONSERVATORY

11' 7" x 8' 6" (3.53m x 2.59m)

Double glazed windows to side and patio door to rear, laminate floor, space for washing machine and radiator.



BEDROOM ONE

11' 6" x 10' 6" (3.51m x 3.2m)

Including fitted wardrobes with overhead storage cupboards, two reading light points, double glazed window to front, radiator, ceiling cornice.



EN-SUITE WASHROOM

Vanity wash basin, low flush w.c.,

BEDROOM TWO

9' 4" x 8' 10" (2.84m x 2.69m)

Including fitted wardrobes with storage cupboards, double glazed window to rear, radiator, ceiling cornice. Airing cupboard with insulated tank (also accessed from the hall)



BEDROOM THREE

11' x 8' (3.35m x 2.44m) max

Including fitted wardrobes with sliding mirror doors, double glazed window to side, radiator, ceiling cornice.

BATHROOM

6' 8" x 6' (2.03m x 1.83m)

A three piece white suite comprising enclosed bath with shower above, low flush w.c., pedestal wash basin, heated towel rail, part tiled walls, double glazed window.



TOTHE OUTSIDE

A tarmac driveway to the side of the property leads to :-