

lighting, double shaver socket, extractor fan, inset LED halogen downlighting.



TO THE OUTSIDE

The property commands an elevated position in this sought after cul-de-sac location with lawned garden to front. Double width stone flagged drive providing off-street parking, access to :-

INTEGRAL GARAGE

12'9" x 7'0" (3.89m x 2.13m)

With electric up and over door, light and power laid on with overhead boarded storage space.

Steps up to a raised seating area to the rear, accessed via gate at the side of the property, enclosed garden laid mainly to lawn with low maintenance borders and designated play area, generous decking area providing the ideal space for outdoor entertaining or al fresco dining. Double socket, hot and cold water taps, four wall lights.



COUNCIL TAX

Band F (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

Details prepared December 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 6 Oak Ridge, LS22 6GT

A contemporary four-bedroom stone built detached family home enjoying a delightful position on this sought-after cul-de-sac location, having been extended and modernised to an exacting standard, the property offers excellent living accommodation including 35ft living kitchen diner.

- Four bedroom detached family house providing generous family accommodation
- Bespoke modern kitchen with integrated appliances
- Four double bedrooms, master with en-suite facility
- Tastefully decorated modern bathroom suite
- Gas fired central heating and double glazed windows throughout



2 Recep 4 Beds 1 Bath 1 En-suite

£595,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along Westgate, take the first left turning at the mini-roundabout down Linton Road. Take the third right turning into Shaw Barn Croft, first right into Oak Ridge and right again then the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

An impressive four bedroom stone built detached house ideally located within this sought after cul-de-sac location within walking distance of the town centre and Wetherby golf club. Extended and modernised to an exacting standard the property provides generous living accommodation with a superb open plan family/kitchen dining area.

Tastefully decorated and modernised throughout the accommodation in further detail comprises :-

GROUND FLOOR

RECEPTION HALL

Modern composite entrance door with UPVC double glazed window to side, oak flooring, decorative ceiling cornice, wall mounted modern radiator, staircase to first floor with oak handrail, wall mounted alarm panel.

DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., pedestal wash basin with mixer tap, part tiled walls and floor, extractor fan, single radiator.

SITTING ROOM

21'10" x 10'7" (6.65m x 3.23m)

With double glazed windows to front, French doors to rear opening onto decking area and garden, attractive feature fireplace with coal effect "living flame" gas fire, stone hearth and mantle piece surround, ceiling cornice, two wall light points, single radiator, T.V and telephone points, wired for surround sound. Door leading to utility.



FAMILY LIVING/DINING KITCHEN

35'1" x 10'2" (10.69m x 3.1m) Widening to 13'11" (4.24m) Carefully designed and beautifully executed space with double glazed windows to front, single radiator, oak flooring, decorative ceiling light and recess ceiling lighting.



From the dining area the room flows seamlessly through into bespoke modern kitchen area with a range of high gloss wall and base units providing ample storage space, Corian work surfaces with moulded inset one and a half bowl sink with modern mixer tap, integrated appliances include double Neff oven, fridge with integral freezer compartment, Bosch dishwasher, Neff induction hob with Elica contemporary stainless steel cooker hood above, pelmet downlighting, breakfast bar providing additional storage beneath, understairs cupboard.



The rear of the room provides family living space, a light and airy feel with double glazed windows to side and bi-folding patio doors to rear providing access onto decking area and lawned garden beyond, further wall and base units for storage, two contemporary radiators, telephone point, LED downlighters.

UTILITY

7'8" x 6'5" (2.34m x 1.96m) With double glazed door to rear, double glazed velux window, wall mounted gas fired boiler, plumbing for automatic washing machine, space for fridge freezer, fitted cupboards, rolled worktop with inset sink and chrome tap fitting with storage beneath, double radiator, tiled floors, ceiling spotlights, internal door leading to garage.

FIRST FLOOR

LANDING AREA

With loft access, pull down ladder.

BEDROOM ONE

14'7" x 10'2" (4.44m x 3.1m)

With double glazed window to front, fitted wardrobes and drawers, single radiator, T.V. point, access to en-suite.



REFITTED EN-SUITE

A white suite comprising low flush w.c., vanity wash basin, large walk-in shower cubicle part tiled walls, tiled floor, LED ceiling lights, extractor fan, heated towel rail, illuminated magnifying mirror, vaulted ceiling, double glazed opaque window to front.

BEDROOM TWO

13'9" x 13'9" (4.19m x 4.19m) (Including doorwell)

A lovely light room with double glazed windows to rear, double radiator, LED ceiling spotlights.



BEDROOM THREE

11'11" x 10'8" (3.63m x 3.25m)

With double glazed window to front, single radiator, storage cupboard over stairs.



BEDROOM FOUR

10'2" x 9'9" (3.1m x 2.97m)

With double glazed window to rear, single radiator.

HOUSE BATHROOM

A well appointed and spacious bathroom suite comprising low flush w.c., pedestal wash basin with chrome mixer tap, corner shower cubicle with drencher shower head and separate handset, contemporary bath with separate handset on extendable hose, wall mounted towel rail, double glazed opaque window to side, underfloor heating, tiled walls and matching floor tiles, fitted mirror with LED