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

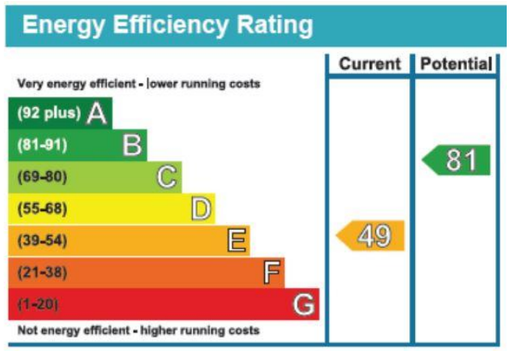
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for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

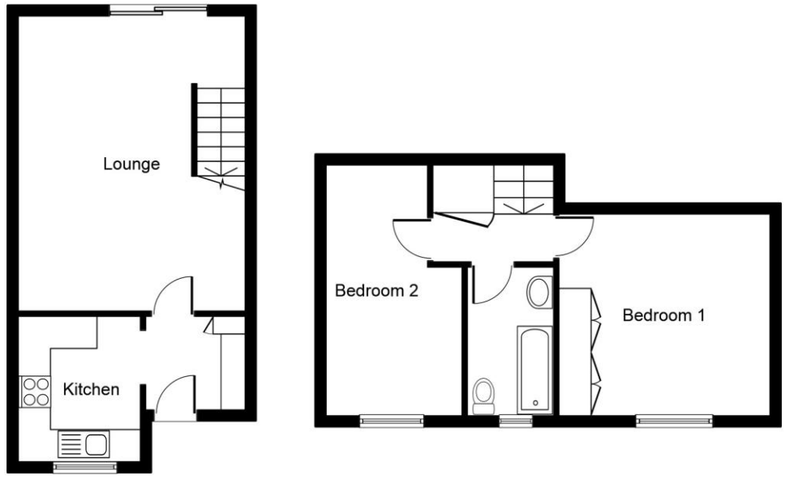
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

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 January 2017





24 Kings Meadow Mews, LS22 7FT

NOT TO SCALE For layout guidance only

Wetherby ~ 24 Kings Meadow Mews, LS22 7FT

This property presents the ideal opportunity for first time buyers or investors alike, offering tastefully decorated and deceptively spacious accommodation. Situated in this highly popular residential location, close to the town centre with easy access to surrounding countryside and commuting further a field.

- Ideal first time buyer or investment property
- Well presented and tastefully decorated throughout
- Modern fitted kitchen and bathroom suite
- Two double bedrooms
- Enclosed private low maintenance garden to rear with patio area
- Parking space to front

£183,000 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 :-

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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CHARTERED SURVEYORS
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rentonandparr.co.uk

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
From Wetherby town centre proceeding along Deighton Road towards Kirk Deighton, turn left down Ainsty Road. Entering Kings Meadow take the second right down Kings Meadow Mews and follow the cul-de-sac round to the left where the property is identified by a Renton & Parr for sale board.

THE PROPERTY
An internal inspection is strongly recommended to appreciate this tastefully decorated and well proportioned two bedroom mid town house. The property benefits from allocated parking space to front, enclosed private rear garden, double glazed windows and gas fired central heating.

The property giving approximate room measurements in further detail comprises :-

GROUND FLOOR

ENTRANCE VESTIBULE
With store cupboard.

KITCHEN
12'9"x 7'10"(3.89m x 2.39m)

Fitted with a modern range of high gloss wall and base units, integrated appliances include Bosch oven, five ring gas hob and extractor hood above, inset stainless steel one and a quarter bowl sink unit with mixer tap above, double glazed window to front, work surfaces and splashbacks, space for fridge freezer, single radiator, wall mounted gas fired boiler,

LIVING ROOM
16'5"x 12'8"(5m x 3.86m) A light and spacious room with sliding double glazed patio doors to rear enjoying a pleasant outlook over low maintenance garden, attractive fireplace with "living flame" coal effect gas fire, marble surround with matching hearth and mantle, T.V. aerial, wall lights, double radiator, exposed ceiling beams, staircase to first floor with useful storage space underneath, wood effect laminate floor covering.

FIRST FLOOR

LANDING
Airing cupboard, inset ceiling spotlight.

BEDROOM ONE
11'7"x 10'3"(3.53m x 3.12m)
With double glazed window to front, radiator beneath, fitted wardrobes and drawers to one side, T.V. aerial.

BEDROOM TWO
13'4"x 8'6"(4.06m x 2.59m)
With double glazed window to front, radiator beneath, T.V. aerial, picture rail.

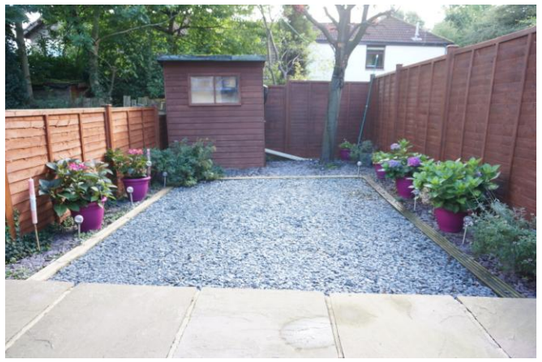
HOUSE BATHROOM
7'6"x 4'6"(2.29m x 1.37m)
Recently fitted with a modern white suite comprising bath with wall mounted Triton shower above, concealed cistern w.c., vanity wash basin, attractive wall tiles and matching floor tile, wall mounted chrome effect heated towel rail, double glazed window to front, inset ceiling spotlights, loft access hatch, extractor fan, double shaver socket.

TO THE OUTSIDE

Parking space to front along with additional parking spaces to the rear shared by other residents.

GARDENS
The property enjoys an enclosed and private low maintenance garden to rear with raised patio area creating an ideal space for outdoor entertaining.

Gravelled garden beyond for ease of maintenance and upkeep. Garden shed. Gate to side.



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.