



SHOWER ROOM

Walk-in shower cubicle, low flush w.c., pedestal wash basin, half tiled walls.

TO THE OUTSIDE

Driveway gives access to :-

INTEGRAL GARAGE

15' x 12' (4.57m x 3.66m)
With up and over door, light and power laid on.
Mezzanine level for storage.

GARDENS

A feature of the property are the exceptional gardens in total extending to approximately 1/3rd of an acre. Being established and well-stocked with a variety of bushes and shrubs to both front and rear. The front garden has shaped lawns with well-stocked borders, driveway and separate paths to the main house and annexe.



The rear garden enjoys south westerly facing aspect affording a high degree of privacy with sun terrace immediately at the rear and steps leading down to the first of two lawned areas with well-stocked borders, bushes and shrubs. A second set of steps leads to the middle section with a profusion of bushes and shrubs, former air-raid shelter which is now the site of a lily pond. The rear section of the garden comprises a small orchard with fruit trees, blackcurrant and redcurrant, small vegetable plot and greenhouse.

COUNCIL TAX

Band G (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 July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 9 Wharfe View, LS22 6HB

A 1930's built detached house set in approx 1/3rd acre with south westerly facing gardens to the rear, in this highly sought-after residential location. Offered on the open market for the first time in over 62 years and providing an excellent opportunity for modernisation and extension, subject to planning. No onward chain.

- Two reception rooms and kitchen
- Three bedrooms and bathroom
- Attached one bedroom flat with living room, kitchenette and shower room
- Superb gardens including orchard to rear
- Sought after location within walking distance of Golf club and town centre amenities



2 Recep



4 Beds



2 Baths

£650,000 OFFERS OVER 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 and M1 link south of Aberford.

DIRECTIONS

Proceeding from Wetherby town centre along Westgate take the first left at the mini roundabout along Linton Road. After a few hundred yards immediately over the former railway bridge turn right into Wharfe Grove, following the road round to the left into Wharfe View where the property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

A 1930's "cottage-style" detached house with adjoining flat added in the 1970's. Now providing an excellent opportunity for modernisation and extension, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

With entrance door and glazed inner door leading to :-

ENTRANCE HALL

Staircase to first floor, ceiling cornice, radiator.

THROUGH LOUNGE

23' 6" x 12' 9" (7.16m x 3.89m) Narrowing to 8' 4" (2.54m) Windows to front and rear, radiator, fireplace with slate hearth, fitted gas fire, ceiling cornice, door to :-



GARDEN ROOM

11' x 5' 4" (3.35m x 1.63m)
Radiator.

DINING ROOM

14' x 11' 8" (4.27m x 3.56m) plus bay window overlooking garden to rear.

Fireplace with slate back and hearth and Cannon gas fire, built in cupboards and shelving to recess, radiator, ceiling cornice.



KITCHEN

13' 1" x 10' 8" (3.99m x 3.25m)

Part tiled walls, wall and base cupboards, double drainer stainless steel sink unit with mixer taps, worktop, radiator, walk-in pantry, side door giving covered access to :-



BOILER ROOM

With Ideal gas fired central heating boiler.

FIRST FLOOR

Approached by a returned staircase with landing off.

BEDROOM ONE

14' x 11' 8" (4.27m x 3.56m)

Windows to side and rear, one being double glazed, the other enjoying elevated views over large south westerly facing garden. Radiator.



BEDROOM TWO

12' 9" x 11' 11" (3.89m x 3.63m)

Double glazed windows to two sides, the rear overlooking garden. Radiator.



BEDROOM THREE

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

Plus wardrobe with cupboards above, window to front, radiator.

BATHROOM

9' 9" x 7' (2.97m x 2.13m)

Coloured suite comprising panelled bath, pedestal wash basin, radiator, window to side, airing cupboard with lagged copper cylinder.



SEPARATE W.C.

w.c. and loft access.

TO THE OUTSIDE

ADJOINING ANNEXE

Comprising :-

ENTRANCE HALL

With radiator.

LIVING ROOM

10' 8" x 10' 6" (3.25m x 3.2m)

Radiator. Window to rear.



KITCHENETTE

9' 5" x 5' 10" (2.87m x 1.78m)

Sink, cupboard under, wall cupboard, part tiled walls, window to rear.

BEDROOM ONE

8' 1" x 7' 4" (2.46m x 2.24m)

Window to front.