



afford a high degree of privacy. Further garden area provides seating area ideal for outdoor entertaining along with barbecue and 'al fresco' dining in the summer months. A brick built outhouse with external toilet and external store.

COUNCIL TAX
Band D (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 August 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

TO THE OUTSIDE

Tarmac driveway to rear provides off road parking along with access to:-

COACH HOUSE
13'5" x 13'1" (4.1m x 4.0m)
Access to half of a former coach house shared with a neighbouring property providing useful storage space, timber garage style door to front, ladder serves access to the first floor.

GARDENS



Decorative front garden behind Dwarf stone wall with deep flower bed and stone steps leading to front door. The generous corner plot means the majority of garden is to the side set mainly to law behind neatly maintained perimeter hedges which, along with attractive and established trees,



Wetherby ~ 51 Sandringham Road, LS22 6PG

A fantastic stone fronted Edwardian semi-detached family home occupying an enviable corner position with lawned garden to side and off road parking to rear. Conveniently located with short walking distance of local schools, playing fields and town centre amenities.

- Three bedroom semi-detached family home
- Two reception rooms and refitted kitchen to ground floor
- Three bedrooms and refitted family bathroom to first floor
- Useful cellar storage along with brick outbuilding and half of the Coach House to the rear
- Excellent corner position with gardens to three sides



2 Recep



3 Beds



1 Bath

£425,000 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

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01937 582731
sales@rentonandparr.co.uk
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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

Leaving Wetherby proceeding along North Street, turn left into York Place, left into Grosvenor Terrace and then follow the road bearing right into Sandringham Road. The property is located at the top of the junction with Barleyfields Road, identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Stone fronted with brick elevations, this well proportioned semi detached Edwardian home provides flexible and versatile living accommodation along with family sized gardens and off road parking. Renovated and modernised by the current owners including refitted kitchen, refitted bathroom, electrical re-wire and replacement gas fired central heating boiler. The accommodation in further detail, giving approximate room sizes, comprises:-

GROUND FLOOR

ENTRANCE PORCH

Entering through traditional soft wood front door to entrance porch with single radiator to side, enriched ceiling cornice, doorway leading to:-

INNER HALLWAY

With staircase leading to first floor, enriched plaster work creating decorative archway, double radiator to side, two pendant light fittings, wood effect laminate flooring which extends to hallway, dining room and kitchen.

KITCHEN

11'3" x 9'10" (3.43m x 3.0m)
Refitted with a modern high gloss and wood effect kitchen comprising a range of wall and base units including cupboards and drawers, four integrated AEG appliances include double oven, four ring induction hob with extractor hood above, under counter washer/dryer and under counter dishwasher. Integrated fridge freezer, one and half bowl stainless sink unit with drainer and mixer tap, double glazed window along with double glazed rear door onto garden, wood effect laminate flooring, recessed ceiling lighting. Open archway to:-



DINING ROOM

12'10" x 12'3" (3.92m x 3.75m) max into recess
A bright and airy dining room with attractive high ceilings, decorative ceiling cornice, double glazed window overlooking rear garden with radiator beneath, fitted storage cupboard with drawers into chimney breast recess, central pendant light fitting, doorway into inner hallway and French style double doors into:-



LIVING ROOM

13'5" x 12'9" (4.1m x 3.89m) widening to 16'2" (4.94 m) into bay
A traditional living room of generous proportions with attractive Victorian style three sided double glazed bay window to front, generous high ceilings with decorative ceiling cornice along with picture rail, central ceiling rose and chandelier light fitting. Feature fireplace with slate hearth, marble mantelpiece with Dunsley wood burning stove inset, single radiator, original exposed wooden flooring. From the hallway steps leading down to:-



CELLAR

18'4" x 12'4" (5.6m x 3.76m) overall
Providing extremely useful cellar storage along with characterful original features such as cast iron range fireplace and oven, stone "cold slab" early clay sink unit with water tap and early brick built coal fire oven. Timber window to side, light and power laid on along with gas and electric meters.

FIRST FLOOR

LANDING

With exposed original timber floorboards and timber balustrade to the stairs, small loft access hatch, central pendant light fitting.

BEDROOM ONE

13'11 3/4" x 11'2" (3.97m x 3.42m) widening to 13'1" (4.0m)
A bright double bedroom with large double glazed window to front, double radiator, feature cast iron fireplace with mantelpiece and coloured tiled surround, exposed original wooden floorboards, generous high ceilings.



BEDROOM TWO

12'7" x 12'4" (3.86m x 3.78m)
A generous sized double bedroom with two large double glazed windows with pleasant aspect over rear garden and over towards school playing fields, double radiator, decorative cast iron feature fireplace, built in storage cupboard to chimney breast recess, recessed ceiling lighting.



BEDROOM THREE

9'8" x 7'1" (2.95m x 2.16m)
With double glazed window to front, double radiator, generous high ceilings, ceiling cornice and recessed lighting.



HOUSE BATHROOM

11'3" x 9'11" (3.43m x 3.03m)
Refitted with a modern four piece suite comprising low flush WC, floating vanity wash basin, freestanding bath with chrome mixer tap and shower head fitting, large walk-in shower cubicle with "drencher" shower head, part tiled walls with decorative coloured tiled flooring, ladder effect heated towel rail, large storage cupboard housing Worcester wall mounted gas fired central heating boiler, double glazed window to side, recessed ceiling lighting.