

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 November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Wetherby ~ 14 Barleyfields Road, LS22 6PN

A three-bedroom semi-detached house well located within easy walking distance of local schools and Wetherby town centre. Offered with the benefit of vacant possession and including carpets, curtains and light fittings.

- Two reception rooms
- Fitted kitchen and side utility porch
- Three bedrooms and bathroom
- Good size gardens, front and rear with off road parking
- A popular residential location
- Gas central heating and double glazed windows.

£300,000 PRICE REGION FOR THE FREEHOLD



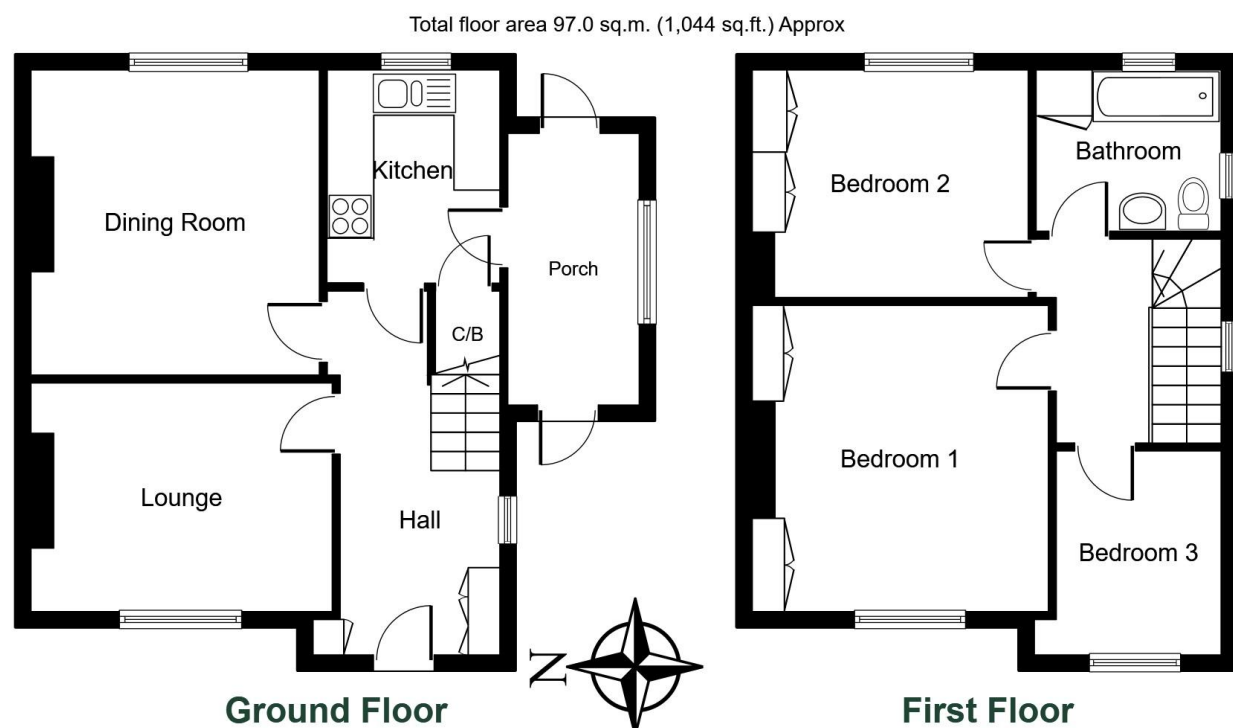
2 Recep



3 Beds



1 Bath



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NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 North Street, turn left opposite York Road into York Place. Follow the road round into Grosvenor Terrace and into Sandringham Road with Sandringham Park on the right hand side. Second right into Barley fields Road where the property is then identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

A three bedroom semi-detached house offered on the open market for the first time. Well maintained, however, now providing scope for some cosmetic updating and potential to extend at the rear, the accommodation with gas fired central heating and replacement double glazed windows in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

Front entrance door, staircase to first floor, double glazed side window, radiator, cloaks cupboard, ceiling cornice.

LOUNGE

12'5" x 13' (3.78m x 3.96m)
Double glazed window to rear, stone fireplace with electric coal effect fire, arched alcoves with wall light points, radiator, ceiling cornice.



DINING ROOM

12'10" x 9'10" (3.91m x 3m)
Double glazed window to front, stone fireplace with electric fire, ceiling cornice, radiator, arch recesses.



KITCHEN

9'1" x 7'2" (2.77m x 2.18m)



Range of wall and base units including cupboards and drawers, work tops, one and a half bowl stainless steel sink unit with mixer taps, double oven, ceramic hob and hood, washing machine, useful downstairs storage cupboard, Worcester gas fired central heating boiler.

SIDE PORCH / UTILITY

11'7" x 5'7" (3.53m x 1.7m)
Doors to front and rear, side window.

FIRST FLOOR

LANDING

Double glazed window, ceiling cornice, loft access.

BEDROOM ONE

13'2" x 12'10" (4.01m x 3.91m) overall
Including fitted wardrobes, double glazed window to front, radiator, ceiling cornice.



BEDROOM TWO

11'9" x 9'9" (3.58m x 2.97m) overall
Including fitted wardrobe, radiator, double glazed window to rear.



BEDROOM THREE

9' x 7' (2.74m x 2.13m)
Double glazed window to front, radiator, ceiling cornice.

BATHROOM



A three piece coloured suite comprising panelled bath with shower above, vanity wash basin, low flush w.c., chrome heated towel rail, double glazed windows to two sides, airing cupboard with insulated tank.

TOTHE OUTSIDE

Wrought iron gates give access to block paved driveway and off-road parking. Neat well tended garden with flower beds and lawn. The rear garden is equally well-maintained with central lawn and paved and concrete paths to a patio area, garden shed, well stocked borders, outside water tap and security light.



COUNCIL TAX

Band C (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.