

MORTGAGES

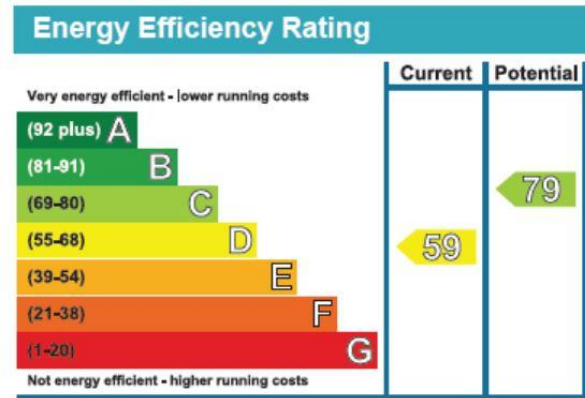
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for 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 ammended August 2016

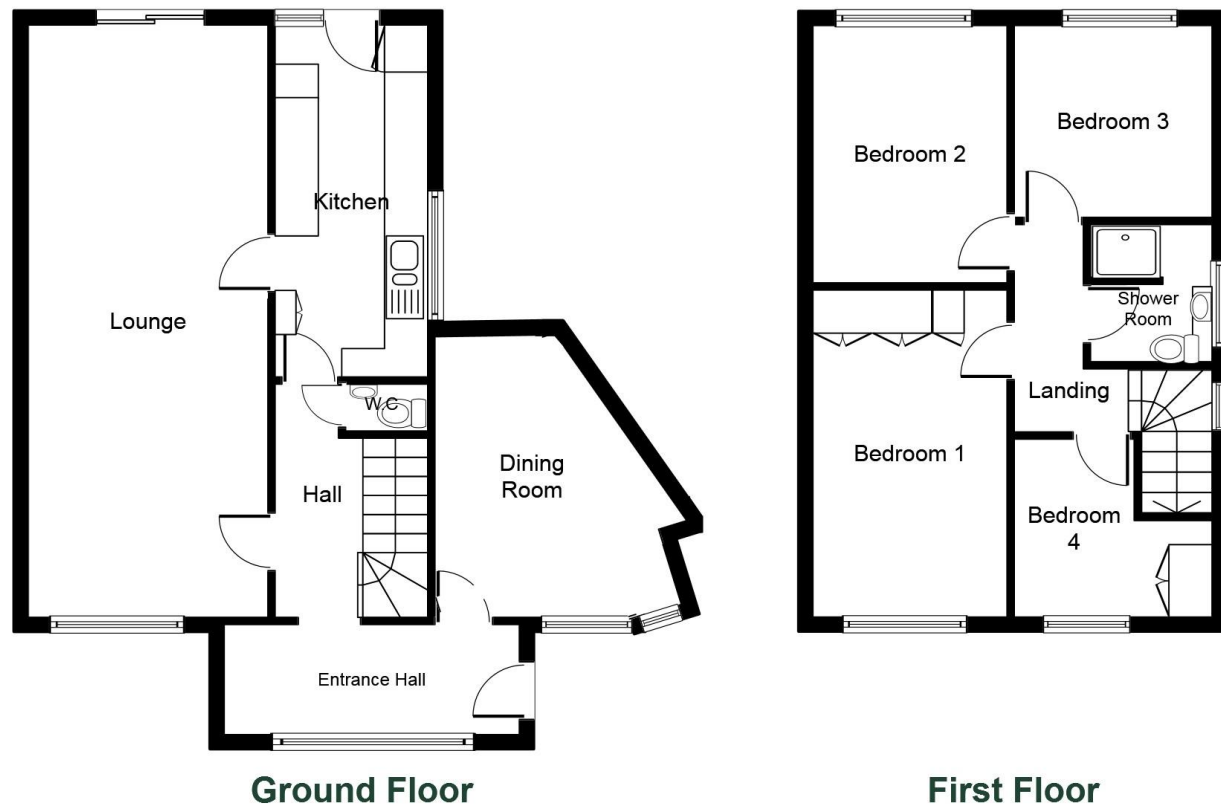


Wetherby ~ Aingarth, Deighton Road LS22 7QF

A popular style four bedroom semi-detached family house offering deceptively spacious accommodation with generous garden to front. Conveniently located only a short walk away to Wetherby town centre and ease of access to A1(M) for commuting further afield.

- Four bedroom semi-detached family home
- Modern fitted kitchen, through lounge with dining area
- Separate dining room/study
- Good size garden to front
- Low maintenance paved garden to rear, driveway parking and single detached garage
- Offered to the open market with the benefit of no upward chain

£249,950 OFFERS OVER FOR THE FREEHOLD



Aingarth, Deighton Road, Wetherby, LS22 7QF

NOT TO SCALE For layout guidance only

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

Proceeding along Deighton Road out of Wetherby, before reaching the traffic lights the property is on your right hand side clearly identified by a Renton & Parr for sale board.

THE PROPERTY

Offered to the open market for the first time in over 40 years. This extended four bedroom semi-detached family home provides the ideal opportunity for those wanting to move into this popular town, although well maintained over the years this property would now benefit from some cosmetic improvements.

Benefiting from double glazed UPVC windows and gas fired central heating the accommodation giving approximate room sizes comprises :-

GROUND FLOOR

GENEROUS ENTRANCE HALL

With large UPVC double glazed window to front, large opening through into inner hall with turned staircase to first floor, useful storage space beneath.

THROUGH LOUNGE WITH DINING AREA

27' x 11' (8.23m x 3.35m) Double glazed window to front, "Living Flame" coal effect gas fire with stone surround, mantle and hearth, T.V. aerial point, two radiators, double glazed sliding patio door to rear, ceiling cornice.



DINING ROOM

13'1" x 9'9" (3.99m x 2.97m) Narrowing to 5'3" (1.6m). Double glazed window to front, attractive exposed stone wall.

KITCHEN

15'6" x 7' (4.72m x 2.13m) Fitted with a range of modern Shaker style wall and base units and drawers, integrated double oven, four ring gas hob with stainless steel extractor hood above, space and plumbing for automatic washing machine, dishwasher, fridge freezer and tumble dryer, roll top work surfaces with mosaic tiled splashback, dual aspect with window to side and rear, door to rear, cupboard housing gas fired central heating boiler, ceiling cornice.



DOWNSTAIRS W.C.

White suite comprising low flush w.c., wash basin with tiled splashback, extractor fan.

FIRST FLOOR

LANDING AREA

With obscured glass double glazed window to side. Loft access with retractable drop down ladders.

BEDROOM ONE

14'9" x 9' (4.5m x 2.74m)



Double glazed window to front with radiator beneath, T.V. aerial, telephone point.

BEDROOM TWO

11'10" x 8'11" (3.61m x 2.72m)

With double glazed window to rear, radiator beneath.

BEDROOM THREE

9' x 8'8" (2.74m x 2.64m)

With double glazed window to rear, radiator beneath.

BEDROOM FOUR

9' x 7'5" (2.74m x 2.26m)

With double glazed window to rear, radiator beneath, T.V. aerial and telephone point, fitted wardrobes to recess along with shelving, cupboard above.

SHOWER ROOM

6'7" x 5'7" (2.01m x 1.7m)

A modern white suite comprising low flush w.c., vanity wash basin, walk-in shower cubicle with wall hung Mira Sport thermostatic electric shower, tiled walls, chrome ladder effect heated towel rail, double glazed obscured glass window to side, ceiling light, extractor fan, corner cabinet.



TO THE OUTSIDE

To the front, block paving driveway providing ample off-street parking along with feature flower bed, access to :-

SINGLE GARAGE

19'10" x 8'7" (6.05m x 2.62m)

With manual up and over door, light and power laid on, fitted workshop space with drawers beneath, window and door to rear.

GARDENS

The property enjoys a larger than average front garden laid mainly to lawn with well stocked flower bed to one corner, boasting a variety of herbaceous species and plant life. To

the rear, stone flagged patio area with raised flower borders and steps up to further level hardstanding courtyard, secured fenced perimeter with well stocked borders. Greenhouse with electrical supply.



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