

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 August 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



20 Rye Garth, Wetherby, LS22 7UL

NOT TO SCALE For layout guidance only
Total floor area 89.0 sq.m. (958 sq.ft.) Approx (Including garage)

Wetherby ~ 20 Rye Garth, LS22 7UL

A three bedroomed detached house occupying a quiet cul-de-sac location with gardens front and rear and attached garage.

- Established residential area to the North of the town centre
- Through lounge dining room and separate kitchen
- Three bedrooms and bathroom
- Double glazed windows and warm air ducted heating
- Scope for cosmetic modernisation

£325,000 PRICE REGION FOR THE FREEHOLD


1 Recep


3 Beds


1 Bath

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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



 **Renton & Parr**

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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 and M1 link south of Aberford.

DIRECTIONS

From Wetherby town centre proceed out along North Street and Deighton Road. Passing Deighton Gates School take the next left into Aire Road and third right into Nidd Approach and third left into Rye Garth and the property is identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

A tidy three bedroom detached house with scope for cosmetic improvements to individual taste. Double glazed windows and doors with warm air inducted heating. The accommodation in further detail giving approximate rooms sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed windows and door, tiled floor, inner door to :-

ENTRANCE HALL

With staircase to first floor, understairs storage cupboard.

THROUGH LOUNGE WITH DINING AREA

24' 2" x 10' 8" (7.37m x 3.25m) Narrowing to 8' 4" Double glazed window to front, patio doors to rear, serving hatch to kitchen, fireplace with marble insert and hearth, coal-effect gas fire.



KITCHEN

10' 2" x 8' 1" (3.1m x 2.46m)

With wall and base units including cupboards and drawers, worktops with tile surrounds, sink unit with mixer tap, hot water boiler under sink, double oven with gas hob above, plumbing for automatic washing machine, breakfast bar, double glazed window to rear, Johnson & Starley boiler for warm air inducted heating system. Side entrance door.



FIRST FLOOR

LANDING

Loft access, double glazed window.

BEDROOM ONE

13' 0" x 10' 4" (3.96m x 3.15m)

Including fitted wardrobes to one wall with free-standing matching bedside cabinets, double glazed window to front.



BEDROOM TWO

10' 5" x 10' 0" (3.18m x 3.05m)

Double glazed window to rear.



BEDROOM THREE

10' 1" x 6' 2" (3.07m x 1.88m) overall including bulkhead cupboard, double glazed window to front.

BATHROOM



Light blue coloured suite comprising panelled bath, pedestal wash basin, low flush w.c., tiled walls, heated towel rail, double glazed window, electric shower above bath.

TO THE OUTSIDE

Paved driveway gives access to :-

ATTACHED GARAGE

17' 3" x 7' 11" (5.26m x 2.41m)

Up and over door, light, power and water, side window and personnel rear door.

GARDENS

Lawned garden to front with hedging and bushes. Side gate and path lead round to enclosed southerly facing rear garden with patio, lawn and borders.



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