

area ideal for potted plants, raised flower borders, neat lawned area with well-stocked borders, fenced perimeter, established hedging providing a high degree of privacy. Additional undercover patio area with direct access off the kitchen door. Outside water tap. Hand gate to side.

### COUNCIL TAX

Band E (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 October 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



## Wetherby ~ 7 North Grove Mount, LS22 7GD

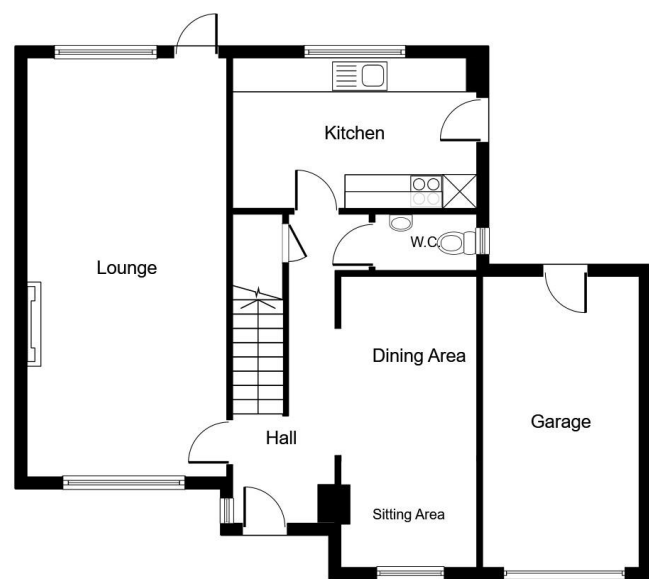
A spacious and modernised four-bedroom stone built detached family home superbly located in this exclusive cul-de-sac only moments-walk from Wetherby town centre providing an excellent range of amenities and local primary schools.

- Detached four bedroom family home
- Excellent location close to Wetherby and the Harland Way for peaceful walks
- Two reception rooms, recently fitted breakfast kitchen
- Driveway parking and integral garage
- Master bedroom with modern en-suite shower
- Newly fitted bathroom

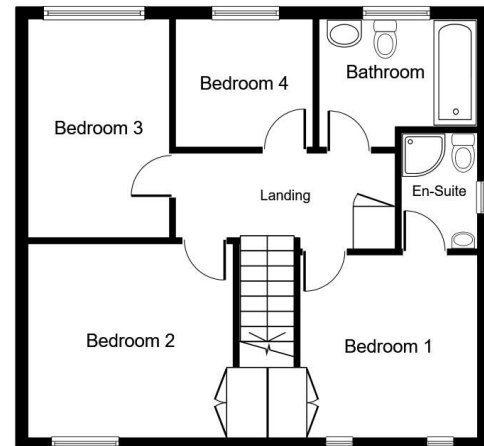


**2 Recep 4 Beds 1 Bath 1 En-suite**

**£535,000** PRICE REGION FOR THE FREEHOLD



Ground Floor



First Floor

7 North Grove Mount, Wetherby, LS22 7GD

NOT TO SCALE For layout guidance only

### MISREPRESENTATION ACT

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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.
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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 out of Wetherby along Deighton Road, turn left into North Grove Approach. Turn right into North Grove Mount and the property is identified on the left hand side.

## THE PROPERTY

An attractive stone built four bedroom detached family home enjoying an excellent cul-de-sac location. Modernised throughout and fitted with a new kitchen and house bathroom. The accommodation benefits from gas fired central heating and recently installed double glazed windows throughout, in further detail giving approximate room dimensions comprises :-

## GROUND FLOOR

### ENTRANCE HALL

With modern composite door to front, double glazed window to side, staircase to first floor with useful understairs storage cupboard beneath and alarm control pad, single radiator, ceiling cornice.

### THROUGH LOUNGE

23'11" x 11'6" (7.30m x 3.51m)  
With double glazed window to front elevation, double radiator beneath, "living flame" coal effect gas fire with polished stone inset and matching hearth, decorative wooden surround and mantle piece, T.V. aerial, ceiling cornice, double glazed windows to rear along with rear door, double radiator.



## DINING ROOM

16'9" x 7'10" (5.11m x 2.39m)  
With double glazed window to front, double radiator, four wall light points, ceiling cornice.



## KITCHEN

14'0" x 8'9" (4.27m x 2.67m)  
Recently fitted modern kitchen with a range of wall and base units, cupboards and drawers, laminate work surfaces with inset stainless steel sink unit and drainer, fitted cooker with induction hob and extractor hood above, space for fridge/freezer, space and plumbing for automatic washing machine and integrated dishwasher. Part tiled walls, radiator, wall mounted Glow-worm gas boiler, side door leading to outside.



## DOWNSTAIRS W.C.

White suite comprising low flush w.c., pedestal wash basin, part tiled walls, single radiator, window to side elevation, wood effect laminate floor covering.

## FIRST FLOOR

### LANDING

With loft access hatch, airing cupboard housing insulated water tank.

## BEDROOM ONE

14'0" x 11'3" (4.27m x 3.43m)  
With two double glazed windows to front, radiator beneath, fitted wardrobes.



## EN-SUITE SHOWER

A modern white suite comprising low flush w.c., pedestal wash basin, walk-in shower cubicle with wall mounted shower fitting, tiled walls and wood effect laminate floor covering, chrome ladder effect heated towel rail, window to side.

## BEDROOM TWO

11'10" x 11'3" (3.61m x 3.43m)  
With double glazed window to front aspect, radiator beneath, fitted wardrobes.



## BEDROOM THREE

12'7" x 8'2" (3.86m x 2.49m)  
With double glazed window to rear, radiator beneath.

## BEDROOM FOUR

7'10" x 7'4" (2.39m x 2.26m)  
With double glazed window to rear, radiator beneath.

## HOUSE BATHROOM

8'5" x 7'3" (2.59m x 2.21m)  
Fitted with a stylish white suite comprising vanity wash basin, low flush w.c., panelled bath with mixer tap and shower hand piece, tiled walls and wood effect tiled floor covering, chrome heated towel radiator, double glazed window to rear,.



## TOTHE OUTSIDE

Enjoying a corner plot on this quiet cul-de-sac with driveway parking to front serving access to :-

## INTEGRAL SINGLE GARAGE

16'1" x 9'0" (4.9m x 2.74m)  
With manual up and over door to front, light and power laid on, single door to rear. Useful overhead storage.

## GARDENS



Neat lawned garden to front with borders and established hedging, hand gate to the side leads down a path to the rear garden which has been landscaped over the years comprising stone flagged patio area ideal for outdoor entertaining. Steps up to a low maintenance crunch gravel