

vegetable plot, raised flower beds, green-house, garden shed with power. Pond and patio area.



#### DOUBLE GARAGE

20' 8" x 19' 8" (6.3m x 6m)  
With driveway off Wood Lane, with electric up and over door, light and power laid on. A pair of double glazed windows to rear along with personnel door, garage pit in floor. To the rear :-

#### BRICK OUTBUILDING

11' 9" x 10' 9" (3.6m x 3.3m) Narrowing to 5' 6" (1.7m)  
Split into coal store and useful storeroom with light and power laid on, double glazed window, fitted wall and base units, space and plumbing for tumble dryer, additional fridge and freezers. Side water tap. Wood store.

#### COUNCIL TAX Band E

#### 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		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



## Thorp Arch ~ 1 Walton Gates, LS23 7DP

A charming Victorian semi-detached family home extended over the years revealing generous living accommodation, located on the outskirts of Thorp Arch village revealing countryside views to front, side and rear.

- Three bedroom period semi-detached
- Two reception rooms plus a conservatory
- Breakfast kitchen and utility
- Three double bedrooms
- Versatile converted loft space
- Generous private gardens to side, courtyard to rear
- Off street parking for multiple vehicles



**2 Recep 3 Beds 1 Bath Shower Room**

**£550,000 OFFERS OVER FOR THE FREEHOLD**

#### MISREPRESENTATION ACT

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## THORP ARCH

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

### DIRECTIONS

From Wetherby proceeding along Walton Road towards Walton. After approximately 1.5 miles turn right into Wood Lane towards Thorp Arch village. Immediately on the right the property will be identified by a Renton & Parr for sale board.

### THE PROPERTY

Extended and sympathetically modernised over the years. The accommodation which is tastefully decorated throughout benefits from double glazed windows, gas fired central heating, solid fuel room heaters and in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With access gained via substantial hardwood front door, oak floor covering that flows throughout a large portion of the ground floor accommodation, staircase to first floor.

#### LIVING ROOM

18'0" x 13'1" (5.5m x 4m)  
With double glazed sliding sash window to front elevation, impressive brick fireplace with generous multi-fuel stove surmounted upon raised tiled hearth, T.V. aerial, double radiator, decorative ceiling cornice, to the rear comfortable space for dining table and chairs.



#### BREAKFAST KITCHEN

15'8" x 15'8" (4.8m x 4.8m) Narrowing to 9'2" (2.8m)  
A generous fitted kitchen comprising a range of wall and base units, cupboards and drawers, granite work surfaces

with matching up-stand and window sill, inset one and a quarter Franke sink unit with mixer tap. Integrated appliances include dishwasher, fridge, Stoves single oven with 7 ring gas hob, extractor hood above, attractive tiled splashback, double glazed window to rear and Velux above with LED ceiling spotlights. Useful understairs cloaks cupboard, window to side revealing outlook over private garden, tiled floor covering that flows through into :-



#### UTILITY

6'10" x 5'6" (2.1m x 1.7m)  
With wooden stable door to side and rear elevation, fitted wall and base units with laminate worktop, space and plumbing for automatic washing machine, wall mounted Worcester Bosch gas boiler.

#### LOUNGE

15'8" x 13'9" (4.8m x 4.2m)



With double glazed sliding sash window to front elevation, attractive fireplace with large multi-fuel stove surmounted upon polished granite tiled hearth with matching mantelpiece, T.V. aerial, picture rail, double internal doors leading to :-

### CONSERVATORY

13'9" x 10'5" (4.2m x 3.2m)  
With wooden frame double glazed windows to three sides as well as French doors leading out onto stone flagged patio area and garden beyond, tiled floor covering, ceiling spotlights.



### FIRST FLOOR

#### LANDING AREA

With double glazed window to side elevation revealing far reaching views over adjoining countryside, returned staircase to second floor.

#### BEDROOM ONE

15'8" x 13'9" (4.8m x 4.2m)  
A most generous and light room benefiting from double glazed sliding sash windows to front and side elevation both revealing countryside views with fitted shutters, attractive exposed stone wall to one side, loft access hatch, picture rail.



#### BEDROOM TWO

13'9" x 13'1" (4.2m x 4m)  
With double glazed sliding sash window to front elevation, fitted shutters, double radiator beneath, laminate effect

floor covering, built in double wardrobe with sliding doors.



#### BEDROOM THREE

9'2" x 8'2" (2.8m x 2.5m)  
With double glazed window to rear enjoying delightful countryside views as far as the eye can see, double radiator beneath.

#### HOUSE BATHROOM

A white suite comprising low flush w.c., pedestal wash basin, panelled bath with mixer tap and detachable shower handpiece, tiled walls, double glazed window to rear, chrome ladder effect heated towel rail, LED ceiling spotlights.

#### SHOWER ROOM

Fitted with a modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboards and drawers beneath, walk-in shower cubicle with electric "power" shower, attractive wall tiles, tiled floor covering, chrome ladder effect heated towel rail, extractor fan.

### SECOND FLOOR

#### LOFT ROOM

15'8" x 8'6" (4.8m x 2.6m)  
Skilfully converted loft space creating a most versatile room with two Velux windows to rear elevation, eaves storage space to both sides, ceiling spotlights.

#### TOTHE OUTSIDE

Rear courtyard with access off utility.

To the front generous tarmacked area provides off-street parking which is shared with the neighbouring property, wrought iron gate leads to front garden. Low maintenance in nature with "crunch-gravel" area, deep borders, established hedging to front and side. A stone flagged path leads to the side garden which is a particular feature of this property having a large lawn, established hedging and trees affording a good degree of privacy, generous