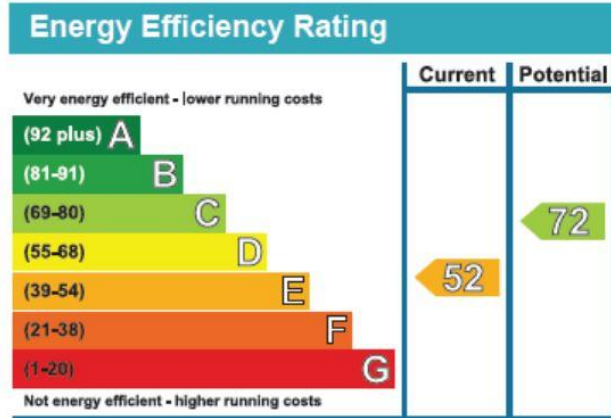


mentioned in these particulars are included in the sale of the property.

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



MORTGAGES

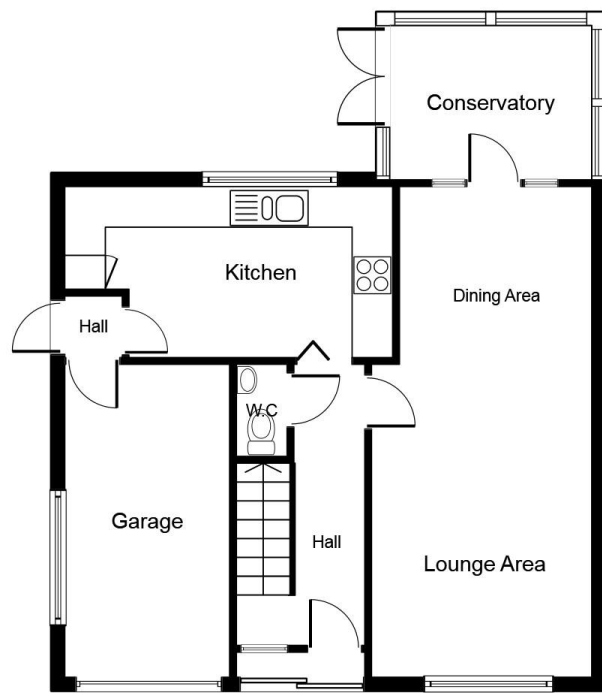
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for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

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

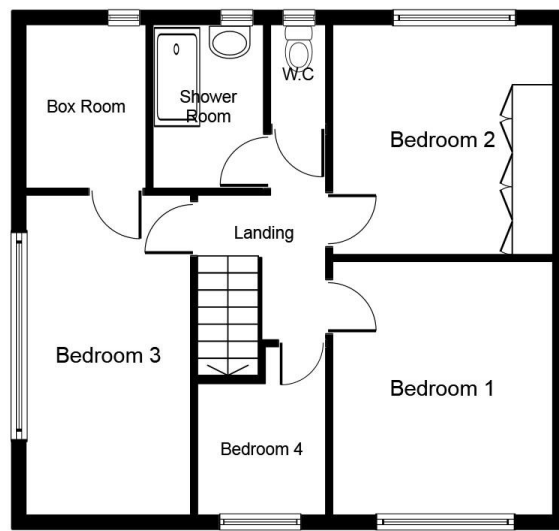
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared June 2016



Ground Floor



First Floor

20 Hall Orchards Avenue, Wetherby, LS22 6SN

NOT TO SCALE For layout guidance only



Wetherby ~ 20 Hall Orchards Avenue, LS22 6SN

A four bedroom detached family house with good size south facing gardens to rear occupying a popular residential location within level walking distance of local schools, Wetherby town centre and access to motorway networks. No upward chain.

- Offered on the open market for the first time since 1971
- Through lounge with dining area and conservatory extension to rear
- Fitted kitchen with integrated appliances
- Four bedrooms and boxroom
- Cavity insulation, double glazed windows and gas central heating installed
- Carpets, curtains and blinds included

£279,950 PRICE REGION FOR THE FREEHOLD

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 whatsoever in relation to this property.



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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along York Road. Take the 3rd turning on the right into Hall Orchards Avenue and the property is identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

Offered on the open market for the first time since 1971 a well maintained four bedroom detached family house occupying a favourable location within easy reach of town centre amenities.

Benefiting from gas fired central heating, replacement double glazed windows and cavity wall insulation, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Inner door leading to :-

ENTRANCE HALL

Staircase to first floor, radiator, telephone point.

CLOAKROOM

Low flush w.c., corner wash basin, tiled walls.

THROUGH LOUNGE WITH DINING AREA

24' x 10' 9" (7.32m x 3.28m) Narrowing to 9' 5" (2.87m). Double glazed picture window to front, ceiling cornice, tiled fireplace with electric fire, two double radiators, four

wall light points, double glazed door to :-



CONSERVATORY

9' 8" x 7' 5" (2.95m x 2.26m)

Double glazed windows to three sides with fitted blinds included, radiator.



BREAKFAST KITCHEN

15' 10" x 7' 10" (4.83m x 2.39m) overall With range of wall and base units including cupboards and drawers, work surfaces with inset one and a half bowl stainless steel sink unit and mixer taps, tiled and panelled walls, integrated appliances including fridge freezer, cooker and hob with extractor hood above, plumbed for automatic washing machine, double glazed window and extractor fan, gas

fired central heating boiler.



REAR PORCH

Giving integral access to garage and side entrance door.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE

12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to front, radiator.



BEDROOM TWO

11' 3" x 11' (3.43m x 3.35m)

Including fitted wardrobes, double glazed window to rear overlooking garden, radiator, laminate floor.

BEDROOM THREE

15' 7" x 7' 11" (4.75m x 2.41m)

Double glazed window to side elevation, radiator.

BOXROOM (OFF)

7' 11" x 5' 10" (2.41m x 1.78m)

Double glazed window.

BEDROOM FOUR

7' 2" x 6' 2" (2.18m x 1.88m) plus door recess.

Double glazed window to front, radiator.

BATHROOM

Presently fitted with disabled shower unit, pedestal wash basin, tiled walls, airing cupboard with insulated tank, double glazed window, radiator.

SEPARATE W.C.

Low flush w.c., double glazed window.

TOTHE OUTSIDE

Block paved driveway to front gives access to :-

INTEGRAL GARAGE

16' 3" x 8' (4.95m x 2.44m)

Having up and over door, double glazed window and integral personal door, electric and gas meters.

GARDENS

Lawned to front with flower borders, side path and handgate to good sized rear garden, enjoying south facing aspect, comprising lawn with borders of bushes and shrubs, patio area, paved drying area, fruit tree. Further gravelled area 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

