

TO THE OUTSIDE

Driveway to the front provides off-road parking for up to 3 vehicles in turn leading to :-

DOUBLE GARAGE

16'10" x 16' (5.13m x 4.88m)

Having twin electric up and over doors, light and power laid on, window and personnel door to rear.

GARDENS

A feature of the property are the well maintained and private gardens to side and rear screened by established laurel and conifer hedging, comprising shaped lawn, patio area with summer house, gravelled and paved to the side providing an ideal 'sun-trap' with raised flower beds, garden arbour with climbing wisteria, outside water tap and lighting, garden shed, side path and wrought iron gate leading back to front driveway.



COUNCIL TAX

Band G (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

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 September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.
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Wetherby ~ 12 Butterwick Gardens, LS22 6GX

A well maintained four-bedroom, two bathroom detached family house occupying a cul-de-sac location on this exclusive development within easy walking distance of the town centre and excellent general amenities.

- Lounge, separate dining room and study
- Well-fitted kitchen with integrated appliances
- Utility room and downstairs toilet
- Four first floor bedrooms and two bathrooms
- Double garage and delightful private gardens to side and rear

£575,000 OFFERS OVER FOR THE FREEHOLD


3 Recep 4 Beds 2 Baths 1 En-suite

**Renton & Parr**

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

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

Proceeding from Wetherby along Westgate to the mini roundabout take the second exit up Spofforth Hill. Left into Chatsworth Drive. At the T junction turn right into Ullswater Drive and left into Grasmere Avenue. First left into Grasmere Drive. Proceeding straight onto into Butterwick Gardens where the property is situated on the right hand side.



THE PROPERTY

A well-maintained and spacious four bedroom detached family house benefiting from gas fired central heating and double glazed windows, together with private south westerly facing gardens.

The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, double glazed side screen, wood block parquet floor, radiator, ceiling cornice, built in cloaks cupboard, staircase to first floor with area for small desk and chair under and second radiator.

DOWNSTAIRS TOILET

Tiled walls and floor with modern white suite comprising low flush w.c., vanity wash basin with wall to wall mirror above, cupboards under, radiator, extractor fan, ceiling

cornice.

LOUNGE

17'3" x 14'6" (5.26m x 4.42m)

A light and spacious room with double glazed window to front, double glazed French doors to delightful private rear garden, two radiators, ceiling cornice, dado rail, fireplace with decorative surround, four wall light points.



DINING ROOM

11'4" x 8'6" (3.45m x 2.59m)

Double glazed window, radiator, ceiling cornice.



HOME OFFICE/TV ROOM

9'7" x 9'6" (2.92m x 2.9m) Having laminate floor, double glazed window, radiator, built in cupboard, loft access.

BREAKFAST KITCHEN

16'2" x 11'4" (4.93m x 3.45m)

Comprehensively fitted with excellent range of Shaker style wall and base units including cupboards and drawers, one and a half bowl sink unit and mixer taps, tiled to three walls, integrated appliances including double oven, ceramic hob with extractor hood above, dishwasher, fridge and freezer, radiator, double glazed window, ceiling cornice, recess ceiling lighting, side entrance door. Space

for table and chairs.



UTILITY ROOM

6'4" x 5'6" (1.93m x 1.68m)

Worktops, one and a half bowl sink unit with mixer taps, tiled surrounds, plumbed for automatic washing machine, wall mounted gas fired central heating boiler, double glazed window.

FIRST FLOOR

LANDING

Loft access, radiator, double glazed window, airing cupboard with insulated tank.

BEDROOM ONE

16'x 10'5" (4.88m x 3.18m)

Including range of fitted furniture including wardrobes, dressing table with knee-hole and drawers, bedhead and free-standing bedside cabinets, radiator, ceiling cornice, double glazed window overlooking garden to rear.



EN-SUITE BATHROOM

Tiled walls and floor with modern white three-piece suite comprising panelled bath with mixer taps and shower attachment, vanity wash basin with two door mirrored

bathroom cabinet over, low flush w.c., chrome heated towel rail, shaver socket, radiator, double glazed window.



BEDROOM TWO

14'3" x 9'9" (4.34m x 2.97m)

Fitted wardrobes and matching cupboards, double glazed window to rear, radiator, ceiling cornice.

BEDROOM THREE

11'7" x 9'5" (3.53m x 2.87m) Narrowing to 7'3" (2.21m)

Double glazed window to front, radiator, ceiling cornice.

BEDROOM FOUR

10'4" x 8'8" (3.15m x 2.64m)

Presently used as a study, double glazed window to rear, radiator, ceiling cornice.

SHOWER ROOM

Tiled walls and floor, three piece white suite comprising shower cubicle, vanity wash basin with cupboards under, low flush w.c., chrome heated towel rail, ceiling cornice, radiator, double glazed window.

