

BEDROOM TWO

14'4" x 10'9" (4.38m x 3.29m) into bay and to front of fitted wardrobe.

With attractive double glazed bay window to front, double radiator beneath, fitted wardrobes running the length of one wall, decorative picture rail and two light fittings.

BEDROOM THREE

15'0" x 8'11" (4.59m x 2.74m) into bay

With double glazed bay window to rear, further double glazed window to side, fitted wardrobe, double radiator, central light fitting.

BEDROOM FOUR

17'10" x 9'10" (5.44m x 3.02m) Narrowing to 8'6" (2.6m)

Formerly two bedrooms now combined with two small steps between. Two double glazed windows to front, one single and one double radiator, two ceiling light fittings.

HOUSE BATHROOM

9'2" x 5'9" (2.81m x 1.77m)

Fitted with a modern three piece suite comprising low flush w.c, pedestal wash basin, panelled bath with shower and screen above, tiled walls with wood effect vinyl floor covering, two double glazed windows, large chrome heated towel rail, central light fitting and extractor fan.

TO THE OUTSIDE

North Grove Road is a private road serving five properties and benefiting from a large grassed area to the front for use by the five residents.

Access from North Grove Road, a gravelled driveway provides off road parking for several vehicles, landscaped with stone crazy paved patio and further stone flagged pathway creates an attractive front garden area with deep flower beds stocked with a range of flowering bushes, shrubs and small trees behind Dwarf stone wall to front. Side path leads to garden enjoying an attractive and generous sized rear garden split into several defined spaces, set largely to lawn with curved stone garden wall housing a range of flowering bushes and shrubs, neatly maintained perimeter hedge forms rear boundary with hedgerows and established apple trees forming side boundaries. Flagged patio area provides ideal seating for outdoor entertaining and relaxation along with barbecue and 'al-fresco' dining in the summer months. Detached outbuilding provides four rooms for useful external storage, along with space for bin store behind.



COUNCIL TAX

Band F (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 November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Wetherby ~ 2 North Grove Road, LS22 7QL

An impressive four-bedroom detached family home of generous proportions set back from Deighton Road enjoying generous sized private gardens to rear along with use of shared field to front. Well positioned for easy access to Wetherby town centre amenities along with motorway networks for travelling further afield.

- An extended four-bedroom detached family home
- Master bedroom with fitted wardrobes and en-suite shower
- Reconfigured kitchen, dining and reception room
- Two further reception rooms to ground floor
- Large private rear gardens
- Use of field to front, shared with neighbouring properties



3 Recep 4 Beds 2 Baths 1 En-suite

£635,000 PRICE REGION FOR THE FREEHOLD



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Premium

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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 and M1 link south of Aberford.

DIRECTIONS

From Wetherby centre travelling north along Deighton Road turn left onto Ainsty Road and immediately left onto North Grove Road. The property is located on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

A well presented and tastefully decorated 1930's detached family home, extended and reconfigured to create flexible and versatile family living accommodation along with off-road parking and generous size private gardens. The accommodation benefiting from gas fired central heating and double glazed windows in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

With decorative stone archway providing external entrance porch and space for log store.

ENTRANCE HALLWAY

Entering through traditional hardwood front door with stained glass window panes and arched windows to side into entrance hallway with staircase leading to first floor, double radiator to side. Useful storage cupboard understairs, decorative picture rail and ceiling cornice.

LIVING ROOM

13'9" x 12'10" (4.2m x 3.92m) max into bay
A bright sitting room with double glazed UPVC bay window to front, double radiator beneath, feature fireplace with decorative cast iron surround and mantle piece with polished stone hearth, central light fitting, recess ceiling cornice.



SNUG/SITTING ROOM

12'1" x 8'9" (3.7m x 2.68m)
Converted from former garage into useful snug sitting room, it could also be used as a generous size home office/playroom. With double glazed UPVC windows to front, double radiator, central light fitting.

STUDY (OFF RECEPTION AREA)

8'3" x 5'3" (2.51m x 1.6m)
Useful study space, light fitting, double glazed window to front.

RECEPTION DINING ROOM

A light and bright open plan living space connecting dining area, reception area and kitchen areas.

RECEPTION AREA

17'2" x 12'10" (5.24m x 3.92m)



Extended to side with large UPVC double glazed window, further smaller double glazed window to rear, two double radiators, feature fireplace with attractive stone hearth and mantle piece with brick inset and fitted with large multi-fuel burning stove. Wood effect laminate flooring leading from reception area into :-

DINING AREA

11'2" x 7'7" (3.42m x 2.33m)
With UPVC double glazed French style patio doors onto rear garden, Velux window above, double radiator to side, wood effect laminate flooring.



KITCHEN AREA

16'7" x 7'11" (5.08m x 2.43m)
Refitted with Shaker style range of wall and base units including cupboards and drawers, solid Quartz work surfaces with tiled splashback and up-stand, integrated appliances include Hotpoint double oven with integrated microwave above, undercounter dishwasher, one and a half bowl stainless steel sink unit with drainer and mixer tap above, Hotpoint induction four ring hob with extractor hood above. Space for large American style fridge freezer, double glazed window overlooking rear garden, vertically hung double radiator, recess ceiling lighting, tile effect laminate flooring leading from kitchen into :-



UTILITY

9'6" x 9'4" (2.91m x 2.87m)
Utilising the rear of former garage space into useful utility with wall and base unit storage along with further in-built storage cupboard, space and plumbing for automatic washing machine and tumble dryer along with further undercounter fridge/freezer, stainless steel sink unit with drainer and mixer tap, double glazed window to rear with double glazed side door. Boiler cupboard housing Vaillant wall mounted gas fired central heating boiler, tile effect flooring leading to :-

DOWNSTAIRS W.C.

5'2" x 4'7" (1.58m x 1.41m)
Fitted with modern white suite comprising low flush w.c., vanity wash basin with work surface and storage cupboard beneath, double glazed window, ladder effect heated towel rail, central light fitting.

FIRST FLOOR

LANDING

With corner storage cupboard housing large pressurised water tank, central light fitting and loft access hatch.

BEDROOM ONE

18'5" x 12'9" (5.63m x 3.91m) overall
A generous sized master bedroom with fitted wardrobes to one side, large double glazed window to side along with further angled double glazed window to rear. Two double radiators, decorative picture rail, two light fittings. Ornamental fireplace with cast iron surround and mantle piece.



EN-SUITE SHOWER

6'0" x 5'11" (1.84m x 1.82m)
Recently fitted with a modern three piece suite comprising low flush w.c., vanity wash basin with work surface and storage cupboard surround, step in corner shower cubicle, tiled walls with wood effect vinyl floor covering, double glazed window, two wall light fittings, large chrome heated towel rail and extractor fan.