

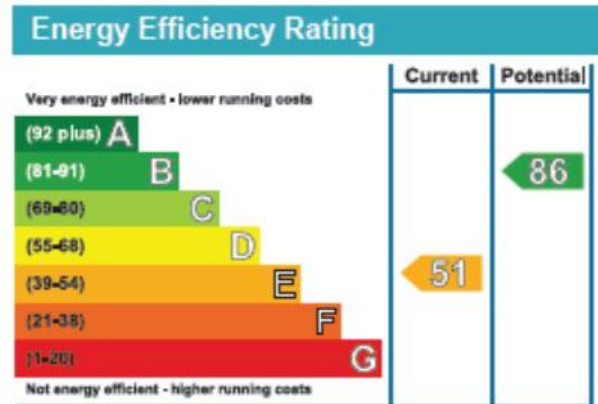
garden with well-stocked borders and mature hedging to two sides and a brick wall to the far end. Hardstanding area for a greenhouse.

AGENTS NOTES

There is a right of access across the back of the property which serves the two adjoining terrace properties.

COUNCIL TAX

Band B (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 July 2016



Wetherby ~ 1 Ashfield, LS22 7TF

Offered on the open market for the first time in over 45 years, a rare opportunity has arisen to acquire this Victorian end of terrace property. Boasting many original features, including high ceilings, sash windows and generous room sizes. Ideally located within level walking distance of Wetherby town centre.

- Attention developers and investors this property provides scope for further improvements and development (subject to consents)
- Generous lounge, separate kitchen diner
- Two double bedrooms to the first floor along with house bathroom
- Useful cellar comprising two separate rooms with light and power laid on
- Enclosed private gardens to front and rear along with single garage /parking space

£195,000 PRICE REGION FOR THE FREEHOLD



1 Ashfield, Wetherby, LS22 7TF

NOT TO SCALE For layout guidance only

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

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 from Wetherby town centre along North Street into Deighton Road on the corner of Ashfield, the property is clearly identified by a Renton & Parr for sale board.

THE PROPERTY

A rare opportunity to purchase this spacious Victorian end of terrace property with many original features and generous room sizes.



Although well cared for over the years the property would now benefit from modernisation, and provides an ideal opportunity for those looking for a renovation project.

The property provides further scope having two large useful rooms in the cellar.

The accommodation benefits from gas fired central heating, off-street parking space, enclosed private gardens to front and rear and in further detail comprises :-

GROUND FLOOR

SIDE ENTRANCE

Steps up and access gained via solid wood door with fan light above.

ENTRANCE HALL

Staircase to first floor.

LIVING ROOM

16' 4" x 14' 1" (4.98m x 4.29m) (into bay)
A spacious room with high ceilings and deep skirting boards, decorative ceiling coving along with ceiling rose, bay window to front, with wood frame sliding sash windows, additional sash window to side, double radiator beneath, gas fire with characterful marble surround, deep mantle and matching hearth, T.V. aerial.



KITCHEN/ DINER

14' 6" x 14' (4.42m x 4.27m)



A light room with dual aspect, sash window to side, double radiator beneath. Kitchen area comprising fitted wall and base units, inset stainless steel sink with mixer taps, space

and plumbing for washing machine, oven and gas hob, door to rear garden with fan light above along with sash window to rear. Single door with staircase down to :-

CELLAR

ROOM ONE

15' 8" x 4' 1" (4.78m x 1.24m)

Light and power laid on, wall mounted gas and electric meters. Window to front.



ROOM TWO

14' 1" x 10' 3" (4.29m x 3.12m)

Window to side, hot and cold water supply, Belfast sink, doorway leading to :-

BOILER ROOM

14' 2" x 4' (4.32m x 1.22m)

Recently installed wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING

Split staircase.

Ceiling cornice, picture rail.

BEDROOM ONE

14' 6" x 13' 6" (4.42m x 4.11m)



Sash window to front, radiator beneath, deep skirting boards and decorative ceiling coving, loft access hatch with drop down ladders gives access to part boarded loft area.

BEDROOM TWO

14' 4" x 10' 1" (4.37m x 3.07m)

Sash window to rear, double radiator, telephone point.

HOUSE BATHROOM

7' 7" x 6' 12" (2.31m x 2.13m)

Fitted with a white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower above, part tiled walls, sash window to side with radiator beneath, airing cupboard with useful storage.



TO THE OUTSIDE

GARDENS

To the front of the property, an enclosed private gravelled garden with deep well-stocked borders and mature hedging.

SINGLE GARAGE

Providing off-street parking.

TO THE REAR



From the garage there is a further low maintenance gravel