



TO THE OUTSIDE

Boasting a generous block paved driveway providing comfortable off street parking and serving access to detached double garage. With external lights to front and rear.

DOUBLE GARAGE

20' 0" x 19' 4" (6.1m x 5.9m)

With twin manual up and over doors, light and power laid on as well as single car charging point, useful overhead storage, single personnel door to rear.

GARDENS

To the front an attractive shaped lawn with evergreen hedging to front, dwarf wall to side and hand gate leading to:-

REAR GARDEN

Generous level lawn with deep well stocked borders boasting a variety of colourful plants, shrubs and climbing bushes. Attractive porcelain stone patio spanning across the rear of the property with direct access out of sitting room and kitchen diner creating an ideal space for 'al fresco' dining with a further patio area to the rear of the garage. Fenced perimeter, outside water tap, useful bin store.

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

Details prepared September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Wetherby~ 18 Ezart Avenue, LS22 6BB

A superbly presented and most spacious five double bedroomed family home of exceptional quality, built in recent years by well renowned builders Bellway Homes. Occupying an excellent position on this highly sought after residential development just off the ever popular Spofforth Hill.

- Stunning five bedroom family home
- Bedrooms one and two having ensuite shower facilities
- Superb kitchen diner with sitting room off
- Downstairs toilet and utility
- Lounge with wood burning stove
- Separate dining room
- Immaculately presented throughout



£850,000 PRICE REGION FOR THE FREEHOLD

3 Recep 5 Beds 3 Baths 2 En-suite

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 out of Wetherby along Westgate turn right at the mini roundabout and proceed up Spofforth Hill. Passing the traffic lights take the next right onto Ingbarrow Gate continue straight over the crossing then turn right onto Ezart Avenue where the property will be located on your right hand side.

THE PROPERTY

The Galloway is an exceptionally well balanced five bedroom detached family home revealing immaculately presented light and spacious accommodation arranged over two floors. Benefiting from the remainder of a 10 year NHBC warranty, double glazed windows, gas fired central heating, LED lighting throughout and CAT 5 cabling, the accommodation in further detail giving approximate room dimensions comprises:-

GROUND FLOOR

ENTRANCE HALL

Impressive entrance hall with access gained by modern UPVC front door with glazed panels, attractive Amtico wood effect vinyl floor covering that flows throughout a large proportion of the ground floor accommodation, double radiator, striking central staircase with split landing, LED ceiling spotlights. Cloaks cupboard with window to side, separate store cupboard.



DOWNSTAIRS WC

Modern white suite comprising low flush WC with concealed cistern, vanity wash basin with cupboard below, tiled splashback and part tiled walls and window sill, double glazed window to side elevation, single radiator.

DINING ROOM

11'9" x 7'2" (3.6m x 2.2m)

With a pair of double glazed windows to front elevation, double radiator beneath.

LOUNGE

16'0" x 13'1" (4.9m x 4.0m)

With a pair of double glazed windows to front elevation, double radiator beneath, television aerial, attractive brick fireplace with heavy wood mantel, dual fuel stove mounted upon slate hearth.



STUNNING KITCHEN DINER

24'3" x 12'1" (7.4m x 3.7m)

Superb fitted kitchen with quality appliances comprising a range of gloss wall and base units, Silestone work surfaces with matching upstand. Integrated appliances include 70/30 split fridge freezer, two AEG ovens, warming drawer and microwave oven, one and a quarter stainless steel inset sink unit with mixer tap, dishwasher beneath. A large central island with matching worktop and induction hob with extractor hood above, fitted oak block breakfast bar, LED ceiling lighting. Double glazed windows to rear, large vertical radiator. Ample space for dining table and chairs, three leaf bi-folding doors leading out to patio and rear garden.



UTILITY ROOM

8'11" x 6'4" (2.72m x 1.93m)

With white gloss wall and base units, laminate worktops with upstand, inset stainless steel sink unit with mixer tap, space and plumbing beneath for automatic washing machine and tumble dryer. Radiator, single door to side. Wall mounted boiler within cupboard.

SITTING ROOM

13'1" x 9'6" (4.0m x 2.9m)

Lovely light room flowing seamlessly off the open plan kitchen diner making a comfortable sitting space with double patio doors to rear and windows to side. LED ceiling spotlights, television aerial, large vertical radiator.



FIRST FLOOR

GALLERY LANDING

With airing cupboard, radiator, loft access hatch.

BEDROOM ONE

13'1" x 13'1" (4.0m x 4.0m) plus wardrobe depth

With double glazed window to rear elevation, radiator beneath, modern quality fitted wardrobes to one side, doorway leading to:-



ENSUITE SHOWER

Comprising a modern white suite with low flush WC, concealed cistern, vanity washbasin with drawer beneath, large walk in shower cubicle with tiled walls, Amtico wood effect floor covering, chrome ladder effect heated towel rail, window to rear, LED ceiling spotlights, extractor fan.

BEDROOM TWO

11'9" x 11'9" (3.6m x 3.6m)

With double glazed window to rear, radiator beneath, doorway leading to:-

ENSUITE SHOWER

Modern white suite comprising low flush WC with concealed cistern, half pedestal wash basin, large walk in shower cubicle with tiled walls, chrome ladder effect heated towel rail, double glazed window to side, Amtico floor covering.

BEDROOM THREE

13'5" x 11'1" (4.1m x 3.4m)

With a pair of double glazed windows to front elevation, radiator beneath, television aerial.

BEDROOM FOUR

11'9" x 9'2" (3.6m x 2.8m) With a pair of double glazed windows to front elevation, radiator beneath.

BEDROOM FIVE

11'9" x 9'10" (3.6m x 3.0m)

With double glazed window to front elevation, radiator beneath.

HOUSE BATHROOM

Equipped with a modern white suite comprising panelled bath, low flush WC with concealed cistern, vanity wash basin with drawer beneath, part tiled walls, walk in tiled shower cubicle, large chrome heated towel rail, double glazed window to rear, LED ceiling spotlights, extractor fan. Amtico wood effect floor covering.