

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 2022





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



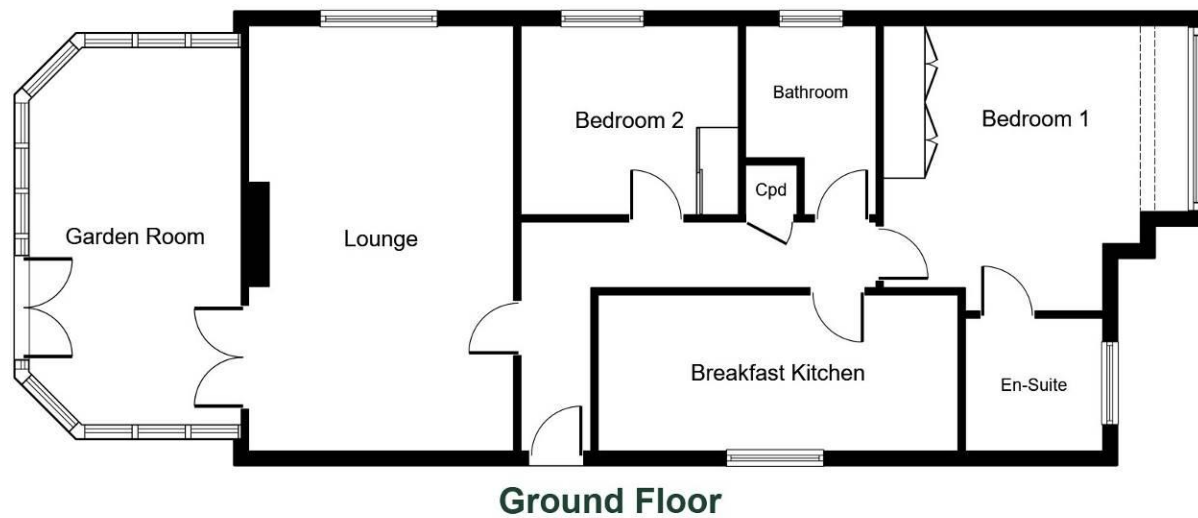
Wetherby ~ 2 Linton Meadows, LS22 6GS

A deceptively spacious, cleverly re-modelled and extended stone built detached bungalow, benefiting from a choice corner position on the edge of this sought-after development, readily accessible with ease of access to the town centre and other neighbouring amenities, including Wetherby Golf Club.

- Spacious lounge and garden room extension
- Fitted kitchen with integrated appliances
- Master double bedroom with ensuite shower room
- Second double bedroom and bathroom
- Gas central heating
- Double glazed windows
- Private garden, driveway and garage

 **1 Recep**
 **2 Beds**
 **Bath**
 **En-suite**

£439,000 GUIDE PRICE FOR THE FREEHOLD



2 Linton Meadows, Wetherby, LS22 6GS

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 at the mini roundabout take the first left into Linton Road. Proceed for a few hundred yards before taking a left turn into Linton Meadows where the property is identified first on the right by a Renton & Parr for sale board.

THE PROPERTY

A deceptively spacious, remodelled and extended stone built, two bedroomed, detached bungalow occupying a choice corner position on the edge of this popular, established development.



Offered with no upward chain, the accommodation with gas fire central heating and double glazed windows in further detail giving approximate room sizes comprises:

ENTRANCE HALL

L-shaped entrance hall with entrance door, radiator, loft access, airing cupboard with gas fired central heating boiler. Lined oak Karndean flooring.

LIVING ROOM

20' 2" x 12' 4" (6.15m x 3.76m)

Double-glazed window, fireplace with coal-effect gas fire, two radiators, ceiling cornice, double doors leading to :-



CONSERVATORY

18' 6" x 8' 6" (5.64m x 2.59m)

A lovely garden room with double-glazed windows and French doors to timber decking and private garden, two radiators, numerous power points.



BREAKFAST KITCHEN

16' 5" x 7' 8" (5m x 2.34m)

Having a range of wall and base units including cupboards and drawers, worktops with tiled surrounds, one and a half bowl Franke sink unit with mixer taps, integrated appliances including double oven, four ring gas hob with hood above, fridge and freezer, plumbing for automatic washing machine and dishwasher, radiator, recessed ceiling lighting, ceiling cornice, double glazed window, space for table and chairs. Karndean limed oak flooring.



BEDROOM ONE

14' 3" x 13' 2" (4.34m x 4.01m)

Double-glazed window with deep shelf, radiator, ceiling cornice.



ENSUITE SHOWER ROOM

7' 10" x 6' 6" (2.39m x 1.98m)

White three piece suite comprising shower cubicle, low flush wc, vanity wash basin with cupboards under, medicine cabinets, wall mirror, radiator, ceiling cornice, chrome heated towel rail.



BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m)

Including fitted wardrobes with sliding doors, double glazed window overlooking garden, radiator, ceiling cornice.

BATHROOM

Three piece white suite comprising panelled bath with mixer taps and shower attachment, low flush w.c., vanity wash basin with cupboards under, medicine cabinet, wall mirror, radiator, ceiling cornice.

TO THE OUTSIDE

Driveway widened to the front for additional parking extends down the side of the bungalow to:-

DETACHED GARAGE

18' 0" x 8' 9" (5.49m x 2.67m)

Having up and over door, window and side personnel door.

GARDENS

A generous sized corner plot with gardens to three sides, lawned with established borders and screening hedging. Enclosed to side and rear with shaped lawn, well stocked borders, variety of bushes, shrubs and fruit trees. Outside raised decking area with steps and wheelchair access, ideal for outdoor 'al fresco' dining. Outside lighting and water tap.



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