



The rear garden is laid mainly to lawn with established hedging affording a good degree of privacy, planting area to the rear of the garden room along with garden shed. Stone flagged patio with direct access off the dining room and garden room.

**COUNCIL TAX**

Band D (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.

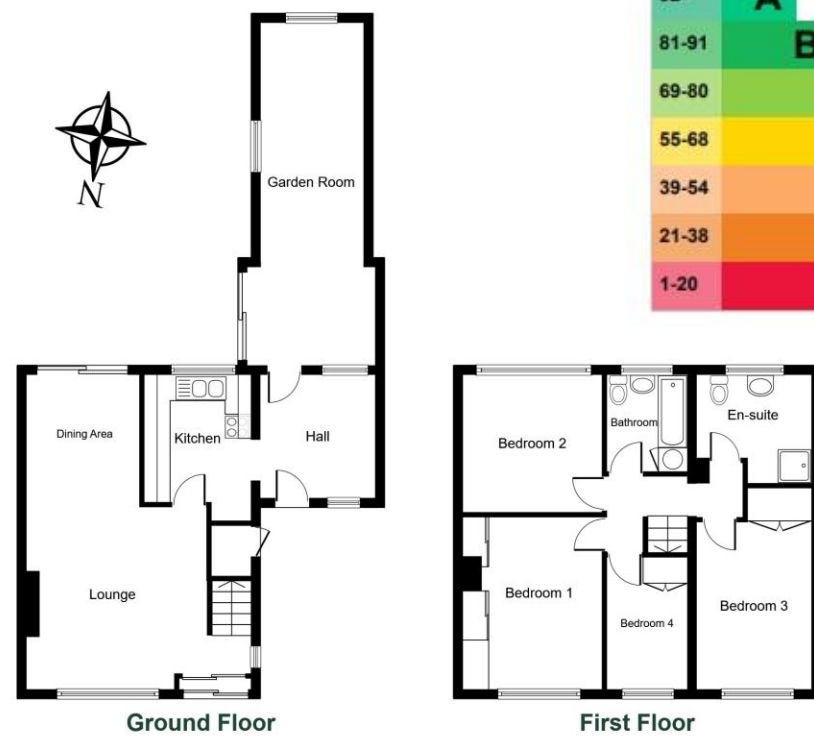
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



21 Linden Way, Wetherby, LS22 7QU

Total floor area 123.7 sq.m. (1,331 sq.ft.) Approx (Including Garden Room) NOT TO SCALE For layout guidance only



**Wetherby ~ 21 Linden Way, LS22 7QU**

An extended four bedroom semi-detached family home offered to the open market with the benefit of no onward chain. Although providing generous living space the accommodation would now benefit from cosmetic improvements and modernisation to suit personal tastes.

- Four bedroom semi-detached
- A popular residential location
- House bathroom and separate shower room
- Off-street parking and gardens to front and rear
- Scope for modernisation
- No onward chain

**£300,000** PRICE REGION FOR THE FREEHOLD

**2 Recep**
**4 Beds**
**1 Bath**
**1 Shower**

**MISREPRESENTATION ACT**

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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 Deighton Road take the first left turning into Ainsty Road. Take the fifth right turning into Beechwood Rise, first left into Linden Way and the property is identified by a Renton & Parr for sale board on the left hand side.



## THE PROPERTY

Offered to the open market for the first time in over 30 years this extended family home would now benefit from cosmetic updates and modernisation to personal tastes. The accommodation giving approximate room dimensions in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

9' 2" x 8' 6" (2.8m x 2.6m)

Access gained via modern UPVC front door with double glazed window to side, radiator beneath, rear window and single UPVC door leading to :-

### GARDEN ROOM

9' 10" x 24' 11" (3m x 7.6m) to widest part

This useful converted garage space has light and power laid on, window to rear and side, double glazed UPVC sliding door leading out to rear garden.



### LIVING ROOM

16' 8" x 13' 9" (5.1m x 4.2m)

With a light and airy feel having large double glazed UPVC window to front elevation, radiator beneath, glazed front entrance door, staircase to first floor, window to side with double radiator beneath. Open fire with decorative tiled surround with mantle, pine cladding to side, T.V. aerial, decorative pine ceiling timber.



### DINING ROOM

10' 5" x 8' 6" (3.2m x 2.6m)

With ample space for dining table and chairs, sliding double glazed patio doors to rear, serving hatch to kitchen, radiator beneath.



## FIRST FLOOR

### SPLIT LANDING

Loft access hatch leading to a boarded loft space with Velux window.

### BEDROOM ONE

12' 9" x 10' 2" (3.9m x 3.1m)

With floor to ceiling fitted bedroom furniture to one side comprising wardrobes, cupboards above, dressing table with drawers beneath. Double glazed UPVC window to front elevation, radiator beneath.



### BEDROOM TWO

10' 5" x 10' 5" (3.2m x 3.2m)

With double glazed UPVC window to rear, radiator beneath.

### BEDROOM FOUR

9' 10" x 6' 6" (3m x 2m)

With double glazed UPVC window to front, radiator beneath, built in storage cupboard, loft access hatch.



### HOUSE BATHROOM

White suite comprising low flush w.c., concealed cistern, vanity wash basin with cupboard beneath, bath with part tiled walls, airing cupboard, double glazed UPVC window to rear, heated towel rail.

### BEDROOM THREE

13' 1" x 8' 10" (4m x 2.7m)

With double glazed UPVC window to front, radiator beneath, pine clad feature wall along with built in double wardrobe.

### SHOWER ROOM

A white suite comprising low flush w.c., pedestal wash basin, walk in shower cubicle, part tiled walls, double glazed UPVC window to rear, single radiator.



## TOTHE OUTSIDE

Tarmac drive provides off street parking to front.

### GARDENS

A neat parcel of lawn to front with established hedging to the perimeter, coal shed.