

TO THE OUTSIDE

With a block paved driveway providing comfortable off street parking for several vehicles leading to :-

INTEGRAL GARAGE

7'10" x 14'9" (2.4m x 4.5m)

With electric up and over door, light and power laid on, double glazed window to side.

GARDENS

To the front an attractive and well tended shaped lawn with deep well stocked flower borders., Handgate to side serves access to rear garden, mainly laid to a raised lawn with deep well-stocked borders boasting a variety of established flowers, plants and shrubs. Fenced perimeter affording a good degree of privacy. Hard standing patio area with ornamental pond, further hardstanding area enclosing garden shed. Outside water tap, bin store to side.



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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared October 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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 ~ 24 Langdale Close, LS22 6YE

Sitting proudly at the head of this quiet cul-de-sac with a mature backdrop of established trees, this extended four bedroom detached family home is offered to the open market for the first time in over 50 years.

- Extended four bedroom detached
- Breakfast kitchen with utility extension to side
- Two reception rooms
- Conservatory/study to rear
- Master bedroom with fitted furniture and vanity wash basin
- Newly installed bathroom and separate shower cubicle



2 Recep



4 Beds



1 Bath

£495,000 OFFERS OVER FOR THE FREEHOLD

Renton & Parr

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ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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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

From Wetherby town centre proceed along the A661 towards Harrogate. Continue over the mini round-about and continue for approximately 1/4 of a mile and turn left down Chatsworth Drive, follow the road round then turn left at the bottom onto Ullswater Drive proceed along Ullswater Drive into Langdale Close where the property sits proudly at the head of the cul-de-sac.



THE PROPERTY

Owned since new by the current owners the property has been well maintained and extended over the years creating a comfortable family home. The accommodation benefits from gas fired central heating, recently installed, UPVC double glazed windows to front and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORTICO

With recently fitted UPVC front door revealing access to :-

ENTRANCE HALL

With returned staircase to first floor, single radiator.

DOWNSTAIRS W.C.

Comprising white low flush w.c., vanity wash basin with tiled splashback, double glazed window to side elevation, useful understairs storage cupboard with wall mounted Worcester Bosch boiler.

LOUNGE

14'5" x 11'1" (4.4m x 3.4m)

With double glazed bay window to front elevation, double radiator beneath, attractive polished limestone fireplace with matching inset mantle and hearth, "living-flame" coal effect gas fire, T.V. aerial, decorative ceiling cornice.



BREAKFAST KITCHEN

15'1" x 12'5" (4.6m x 3.8m)

Extended to rear with kitchen comprising a range of wall and base units, cupboards and drawers, laminate worktops with inset one and a quarter sink unit with mixer tap, built in double cooker with four ring ceramic hob, extractor hood above, space and plumbing for dishwasher. Integrated fridge, double glazed window to rear, part tiled walls, space for breakfast table and chairs, double radiator along with further double glazed window to side elevation, internal door leading to :-



UTILITY

With fitted wall and base units revealing an abundance of storage, space and plumbing for automatic washing machine and tumble dryer as well as fitted wine cooler and space for freezer, UPVC front door as well as rear door leading out to rear garden.

DINING ROOM

12'5" x 8'10" (3.8m x 2.7m)

With decorative ceiling cornice, double radiator, ample space for dining table and chairs, large opening flowing through into :-



CONSERVATORY

12'1" x 8'10" (3.7m x 2.7m) Narrowing to 5'6" (1.7m)

A light and most practical addition to the property currently used as a home office, tiled floor covering, double glazed windows to rear and side elevation as well as roof covering with fan-light. Single door to side.



FIRST FLOOR

LANDING AREA

With double glazed window to side elevation, loft access hatch.

BEDROOM ONE

12'5" x 11'5" (3.8m x 3.5m)

With double glazed window to front elevation, radiator beneath, attractive fitted bedroom furniture to two sides revealing ample hanging space with shelving within, dressing table with drawers and vanity wash basin.



BEDROOM TWO

12'1" x 9'10" (3.7m x 3m) plus door recess
With double glazed window to rear elevation, radiator beneath.

BEDROOM THREE

12'5" x 7'6" (3.8m x 2.3m)

With double glazed window to front elevation, radiator beneath.

BEDROOM FOUR

8'10" x 7'6" (2.7m x 2.3m)

With double glazed window to rear elevation, radiator beneath.

HOUSE BATHROOM

Recently fitted with a most attractive and stylish white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboard beneath, matching white gloss wall units as well as mirrored medicine cabinet with LED lighting, Quartz worktops, attractive wall tiles and wood effect floor tiles. Panelled bath with shower over, double glazed window to rear elevation, extractor fan, LED ceiling spotlight. Ladder effect heated towel rail, separate shower cubicle off the landing.

