

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.

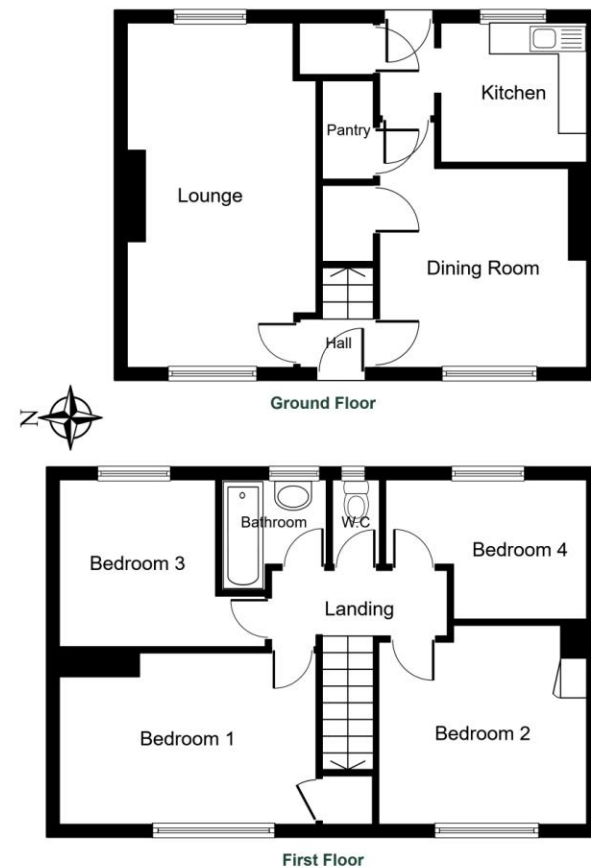
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



5 Third Avenue, Wetherby, LS22 6JR
Total floor area 93.0 sq.m. (1001.04 sq.ft.) Approx. NOT TO SCALE For layout guidance only



Wetherby ~ 5 Third Avenue, LS22 6JR

A four bedroom mid terraced house part upgraded with double glazed windows, gas fired central heating and re-wiring leaving further scope for modernisation to kitchen, bathroom etc. Well placed for easy access to town centre and local schools.

- Lounge, separate dining room and kitchen
- Four first floor bedrooms
- Bathroom and separate w.c.
- Gardens to front and rear
- No onward chain
-

£195,000 OFFERS OVER FOR THE FREEHOLD


2 Recep


4 Beds


1 Bath

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

01937 582731
sales@rentonandparr.co.uk
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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 and M1 link south of Aberford.

DIRECTIONS

From the High Street turn into Victoria Street and at the junction turn right into Walton Road. Left into First Avenue and left again into Third Avenue where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

An excellent opportunity to purchase a four bedroom mid terrace property with gardens to front and rear. Being part upgraded the property would now benefit from a full internal modernisation to kitchen and bathroom with potential to enlarge the kitchen by incorporating the existing dining room or store room. Gas fired central heating installed, together with double glazed windows, the property has also been re-wired.

The accommodation giving approximate room sizes in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, staircase to first floor.

LOUNGE

18' 6" x 10' 2" (5.64m x 3.1m)

Stone fireplace and extended plinth, double glazed windows to front and rear, radiator.



DINING ROOM

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window to front, radiator, fireplace, understairs storage cupboard and separate pantry.



KITCHEN

7' 9" x 7' 3" (2.36m x 2.21m)

Base units, worktop, stainless steel sink unit, plumbed for automatic washing machine, double glazed window.



REAR HALL

With door to rear garden, store room off with Ideal gas fired central heating boiler.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed window to front, radiator, walk-in wardrobe.



BEDROOM TWO

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to front, radiator, built in cupboards.



BEDROOM THREE

8' 7" x 8' 5" (2.62m x 2.57m) plus door recess

Double glazed window to rear, Baxi Brazilia gas convector heater.

BEDROOM FOUR

11' 4" x 7' 4" (3.45m x 2.24m) Narrowing to 4' 5" (1.35m)

Double glazed window to rear, Baxi Brazilia gas convector heater.

BATHROOM

Coloured suite comprising panelled bath, pedestal wash basin, part tiled walls, double glazed window, radiator.



SEPARATE W.C.

Low flush w.c., double glazed window.

TO THE OUTSIDE

Gravelled garden to front with borders. Shared path to the side extends through a passageway to the rear garden, mainly hard landscaped with concrete and paving. Garden shed. Outside water tap.

