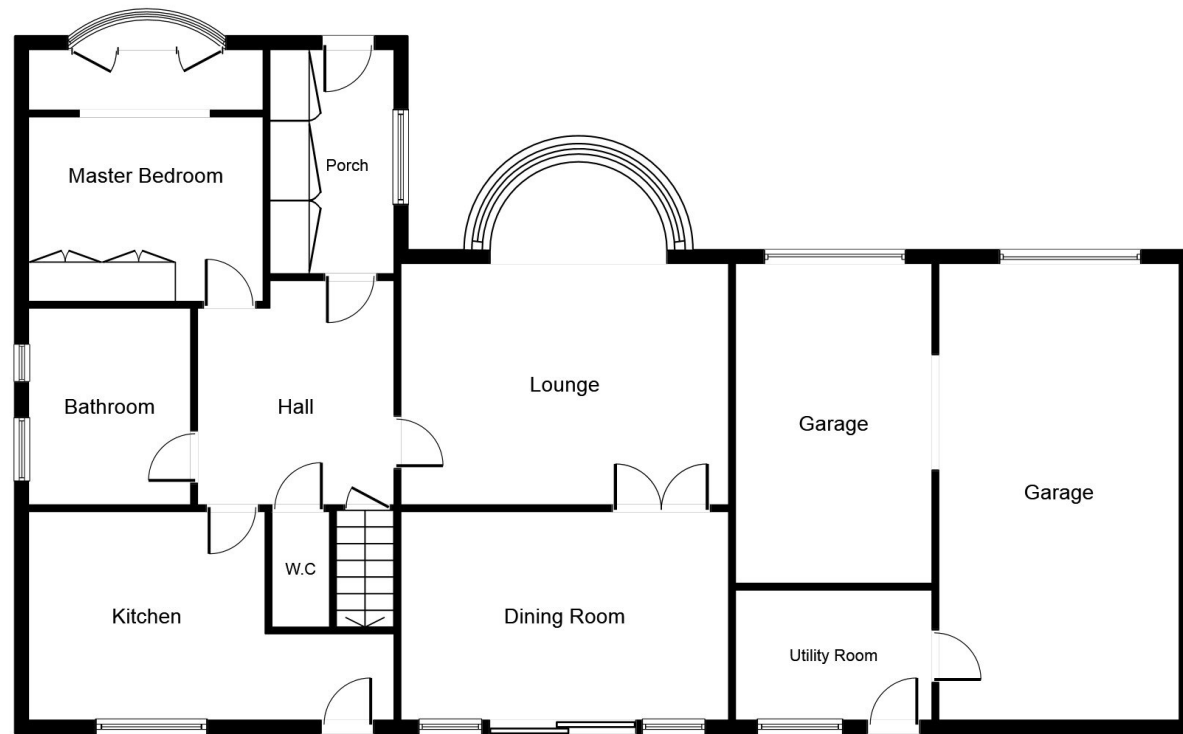
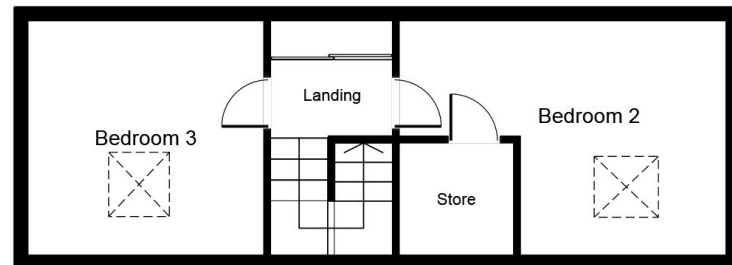


Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	51	55	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



Ground Floor



First Floor



Rowanby, 20 Thorner Lane, Scarcroft LS14 3AR NOT TO SCALE For layout guidance only



Scarcroft ~ Rowanby, 20 Thorner Lane, LS14 3AR

Set back off the road this stone built detached dormer bungalow enjoys a good size plot with lawned gardens to front and rear. Located in the sought after village of Scarcroft, ideally placed for access to Leeds, York and Wetherby.

- Prestigious village location
- Spacious detached dormer bungalow with three bedrooms and two reception rooms
- Beautifully maintained lawned gardens to front and rear
- Private setting with mature tree-line
- Integrated double garage
- Scope for further extension to the property subject to necessary consents

£425,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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CHARTERED SURVEYORS
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All-round excellence, all round Wetherby since 1950

SCARCROFT

Scarcroft is a village to the North of Leeds City Centre within easy car commuting distance of Yorkshire Commercial Centres, A1/M1 link road and M62. The Market Town of Wetherby is within 6 miles offering excellent shopping and sporting facilities such as golf courses, swimming pool etc. Schooling in the area is good.

DIRECTIONS

Travelling from Wetherby via the A58 Leeds road, proceed through the villages of Collingham and Bardsey. On entering Scarcroft at the traffic lights turn left into Thorner Lane and the property is identified by a Renton & Parr for sale board on the right hand side.

THE PROPERTY

An attractive stone built detached dormer bungalow set back just off Thorner Lane within the popular and sought after village of Scarcroft.

Offering good size accommodation as it is, the property provides an ideal opportunity for further extensions, subject to necessary planning consent.

With gas fired central heating and UPVC double glazed windows, the accommodation in further detail comprises :-

ENTRANCE HALL

With hardwood entrance door and glass panel, UPVC double glazed window to side, fitted cloaks cupboard, radiator, tiled floor and ceiling cornice.

INNER HALL

Decorative plaster niche display with light, radiator, ceiling cornice and oak floor.

LOUNGE

16' 6" x 12' 1" (5.03m x 3.68m) (excluding the bay window) With UPVC double glazed bay window to front, coal effect gas fire with marble interior and matching hearth and decorative timber surround. Dado rail, four wall light points, two double radiators, internal window and double doors into :-



DINING ROOM

16' 9" x 9' 8" (5.11m x 2.95m) A lovely light room with large patio door and matching UPVC double glazed windows providing access to the rear patio and garden beyond. Gas fire with brick surround and timber mantle piece over, oak flooring, two double radiators and ceiling cornice.



KITCHEN

11' 10" x 9' 6" (3.61m x 2.9m) Fitted with a range of wall and base units with rolled work surfaces, stainless steel sink inset and tiled splashback, integrated appliances including single oven, microwave, fridge freezer and dishwasher. Breakfast bar, tiled floor, ceiling spotlights, radiator, double glazed window to rear overlooking the garden and rear access door.



MASTER BEDROOM

12' 7" x 11' 9" (3.84m x 3.58m) (Excluding the bay window) With double glazed UPVC bay window to front, fitted wardrobe and dressing table, ceiling cornice, double radiator.

HOUSE BATHROOM

Fitted with a white suite comprising wooden panelled bath, shower cubicle, vanity wash basin, low flush w.c., floor and wall tiles, two double glazed windows, extractor fan and ceiling cornice.

CLOAKROOM & W.C.

A white suite comprising low flush w.c., wash hand basin, radiator, tiled floor and walls, extractor fan.

FIRST FLOOR

Returned staircase to :-

LANDING

Storage cupboard.

BEDROOM TWO

16' 5" x 11' 9" (5m x 3.58m) With velux window, wash hand basin, eaves storage, double radiator and large walk-in wardrobe.

BEDROOM THREE

11' 11" x 11' 8" (3.63m x 3.56m) Dual aspect with velux window, double glazed window to side, double radiator, wash hand basin and access to eaves storage.

TO THE OUTSIDE

Gravelled driveway to the front gives access to :-

DOUBLE GARAGE

With two separate manual up and over doors, access door to :-

GARAGE ONE

22' 10" x 12' (6.96m x 3.66m)

GARAGE TWO

15' 7" x 10' 1" (4.75m x 3.07m)

UTILITY ROOM

10' 1" x 6' 5" (3.07m x 1.96m) Accessed through the rear of garage or separate entrance door to the rear of the property with light and power laid on, space for tumble dryer and wall-mounted Worcester Bosch central heating combi-boiler. Tiled floors.

GARDENS

Attractive edged lawn garden to front with well stocked borders and mature tree-line to the perimeter giving privacy to the property.

To the rear, a large garden comprising mainly lawn, well stocked borders and mature hedge line. Stone flagged patio providing an ideal space for outdoor entertaining and 'al fresco' dining, enjoying a southerly facing aspect.



COUNCIL TAX

Band E (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 November 2014