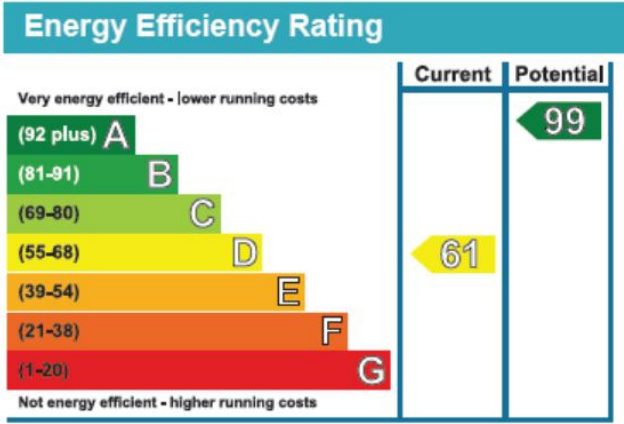


VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

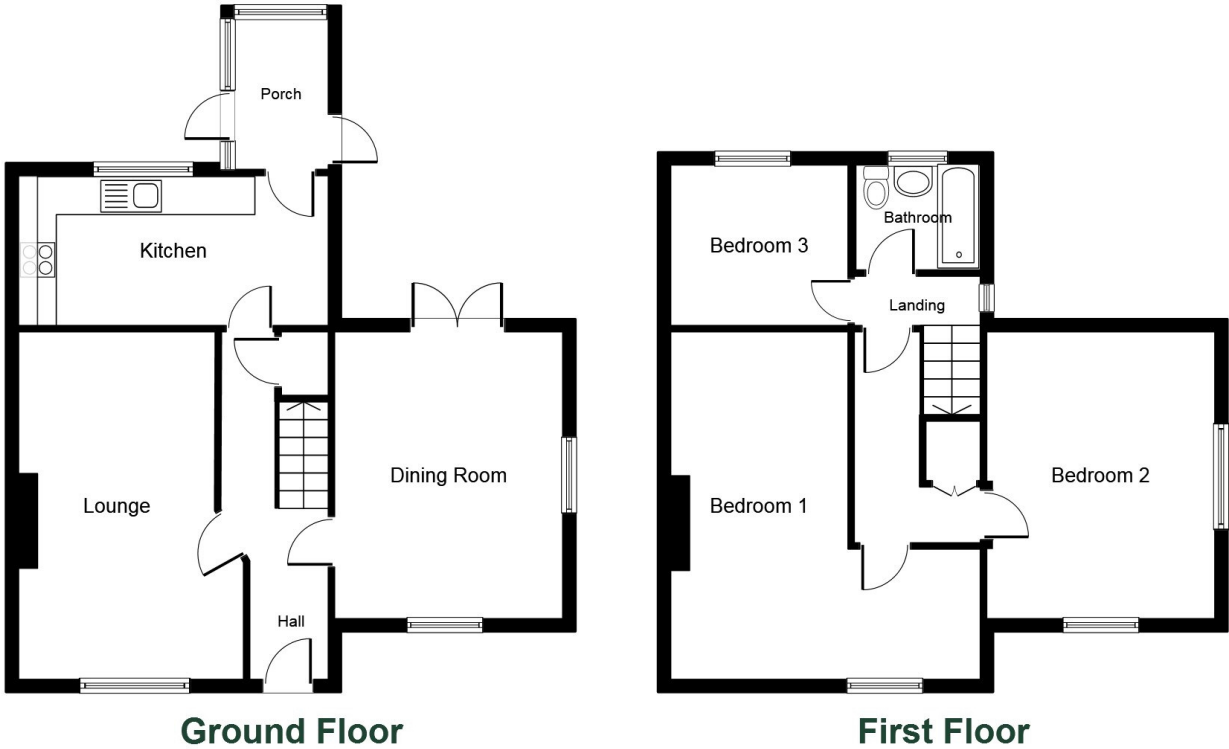
Details prepared April 2016



Thorp Arch ~ 2 Walton Gates, Wood Lane, LS23 7DP

A delightful stone built Victorian former railway cottage, much improved and significantly extended to provide spacious three bedroom accommodation overlooking delightful open countryside, yet only 1.5 miles from Wetherby and other amenities.

- Two reception rooms and kitchen
- Three double bedrooms and bathroom
- Good size garden with patio area and lawn
- Double garage
- Country walks and cycle tracks on the door step



2 Walton Gates, Thorp Arch, Wetherby, LS23 7DP NOT TO SCALE For layout guidance only

£350,000 OFFERS OVER FOR THE FREEHOLD

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 **Renton & Parr**

CHARTERED SURVEYORS
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VALUERS

01937 582731
sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

THORP ARCH

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds,York and Harrogate with the A1/M1 link road nearby.

DIRECTIONS

From Wetherby proceeding along Walton Road towards Walton. After approximately 1.5 miles turn right into Wood Lane towards Thorp Arch village. Immediately on the right the property will be identified by a Renton & Parr for sale board.

THE PROPERTY

Offered on the open market for the first time in over 36 years, this former Victorian railway cottage has been significantly extended to provide spacious three bedroom accommodation with two reception rooms, benefiting from gas fired central heating and replacement double glazed windows.

Occupying a delightful semi-rural location with views over open countryside, yet readily accessible to Wetherby and surrounding amenities with dog walks and cycle tracks immediately available on the door step.

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

ENTRANCE HALL

With entrance door, double radiator, staircase to first floor with understairs cupboard, Karndeian flooring.

LOUNGE

18' x 11' 7" (5.49m x 3.53m) Narrowing to 10' 3" (5.49m x 3.12m). Having double glazed sash window to front with long distance views, radiator, beamed ceiling, fireplace and hearth with coal effect gas fire, T.V. point.



DINING ROOM

14' 10" x 11' 9" (4.52m x 3.58m) UPVC double glazed windows to three sides including patio door to rear, ceiling cornice, two wall light points, radiator, gas fire, T.V. point.



KITCHEN

16' 1" x 7' 9" (4.9m x 2.36m) Range of solid oak fronted wall and base units including cupboards and drawers, work surfaces, one and a half bowl sink unit and mixer taps, cooker with extractor hood above, plumbed for automatic washing machine, recess ceiling lighting, UPVC double glazed window to rear, tiled floor, radiator, door to :-



REAR PORCH

UPVC double glazed windows and two doors to outside.

FIRST FLOOR

LANDING

Airing cupboard with insulated tank, window with view to landing.

BEDROOM ONE

18' 1" x 9' 9" (5.51m x 2.97m) Widening to 16' (4.88m). An L shaped room with UPVC double glazed aspect window to front, double radiator, ceiling cornice.



BEDROOM TWO

14' 10" x 11' 9" (4.52m x 3.58m) UPVC double glazed windows to front and side elevation with long distance views over surrounding countryside, radiator, loft access.

BEDROOM THREE

9' 3" x 8' 3" (2.82m x 2.51m) UPVC double glazed window to front overlooking fields, radiator.

BATHROOM

Tiled walls and white suite comprising shaped bath with shower above, pedestal wash basin, low flush w.c., UPVC double glazed window, recess ceiling lighting, radiator.

TO THE OUTSIDE

DETACHED DOUBLE GARAGE

22' 1" x 19' 6" (6.73m x 5.94m) With twin up and over doors, window and door to rear, light and power laid on. Access to the garage is off Wood Lane through wrought iron gate with forecourt parking for several vehicles.



GARDENS

To the front of the property is a pretty lawned garden with rose borders, hedging and handgate. Side gate to rear

patio area, ideal for outdoor entertaining with lilac tree and water tap. There is an enclosed courtyard immediately to the rear with two outhouses (former washhouse and w.c.)



In addition, there is a delightful lawned garden with flower borders and hedging, apple tree.



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.