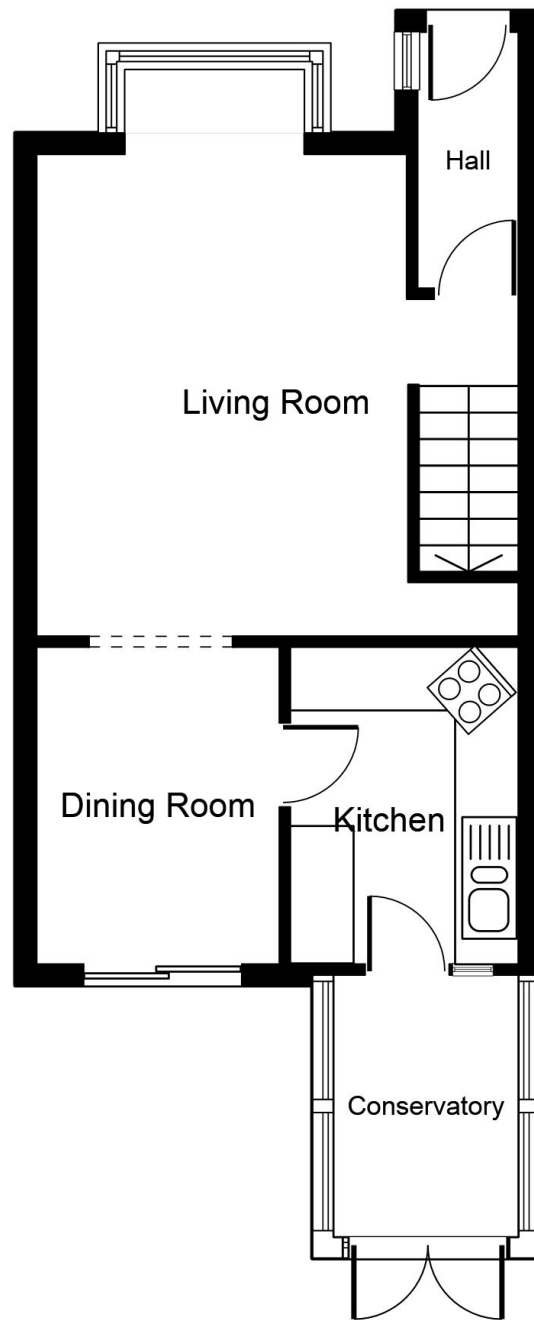
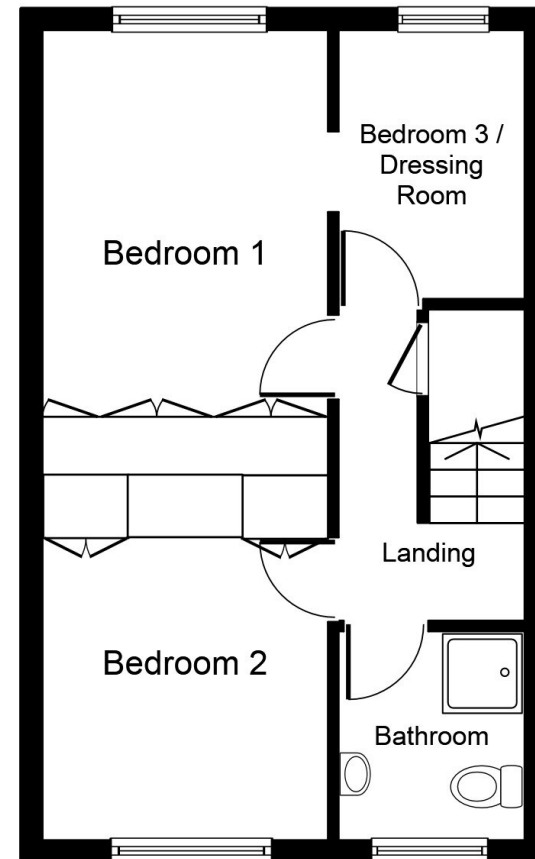




Ground Floor



First Floor

4 The Moorlands, Wetherby LS22 6TA

NOT TO SCALE For layout guidance only



Wetherby ~ 4 The Moorlands, LS22 6TA

A modern semi-detached house enjoying a favourable position conveniently accessible to the town centre and amenities, offered with the benefit of no upward chain.

- Two reception rooms
- Separate kitchen
- Two double bedrooms
- Modern shower room with Villeroy & Boch suite
- Ample off street parking and separate detached garage
- Attractive low maintenance courtyard to rear

£199,950 PRICE REGION FOR THE FREEHOLD

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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceed along North Street out of Wetherby turn right onto York Road, then take the first right down School Road and second right into McBride Way leading into the Moorlands and the property is situated on your right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

An attractive two/three bedroom modern semi-detached house, well maintained throughout with modern shower room. Benefiting from double glazed UPVC windows and doors along with gas fired central heating system, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE HALL

Access via modern composite door, double glazed window to side, single radiator, internal door to :-

LIVING ROOM

15' 5" x 15' 5" (4.7m x 4.7m)
With double glazed window to front, double radiator, coal effect "Living Flame" gas fire with marble surround and decorative wooden mantle, television point, T.V. aerial, staircase to first floor, archway leading to :-



DINING ROOM

10' 1" x 7' 6" (3.07m x 2.29m)
Single radiator, double glazed sliding patio door to rear with electric operated metal shutter, internal door to :-



KITCHEN

10' x 7' 1" (3.05m x 2.16m)
A range of fitted wall and base units with work surfaces and tiled surrounds, integrated Stoves halogen hob with extractor above, Stoves oven, integrated washing machine, integrated Bosch dishwasher, integrated fridge and freezer, inset one and a half bowl sink with mixer tap, pelmet down lighting, easy wipe-clean flooring, electric operated metal shutter door to :-



CONSERVATORY

8' 9" x 5' 9" (2.67m x 1.75m)
Double glazed UPVC window to three sides, decorative tiled flooring, television aerial, double patio doors leading to garden to rear.

FIRST FLOOR

LANDING AREA

With loft access, bulk-head cupboard with Worcester gas fired central heating boiler.

BEDROOM ONE

13' 9" x 9' (4.19m x 2.74m)
With double glazed window to front, radiator, fitted wardrobes to one wall, telephone point, T.V. aerial, archway leading to :-



DRESSING ROOM / BEDROOM THREE

8' 5" x 5' 8" (2.57m x 1.73m)
With double glazed window to front, single radiator. The room is currently being used as a dressing room to the master bedroom but could easily be converted back into a third bedroom with separate door onto the landing.

BEDROOM TWO

11' 5" x 9' (3.48m x 2.74m)
With double glazed window to rear, radiator, fitted wardrobes and dressing area.

SHOWER ROOM

6' 5" x 4' 10" (1.96m x 1.47m)
Recently fitted with a modern suite comprising Villeroy & Boch low flush w.c., half pedestal wash hand basin with chrome mixer tap, walk-in shower with modern chrome fittings, shower adaptor and large shower head rose, bi-folding glass shower door, tiled walls and flooring, chrome heated towel rail, double glazed window to rear, extractor fan.

TO THE OUTSIDE

Driveway to :-

DETACHED SINGLE GARAGE

17' 0" x 8' 5" (5.18m x 2.57m)
With electric roller shutter door, light and power laid on, double glazed window to side and UPVC side door to garden.

GARDENS

Garden to front, to the rear of the property enjoys a low maintenance paved courtyard with well stocked borders to side and rear, boasting a variety of herbaceous plant species, mature hedging, wooden fence to perimeter.



COUNCIL TAX

Band C (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 2015

