



9 Bridle Way, Spofforth Park, Wetherby, West Yorkshire





A stunning modern detached house **finished to an exceptional standard** with high quality kitchen and bathrooms, outdoor kitchen, sauna, air conditioning and an impressive home office/annexe suite in the garden.

Summary of accommodation

Ground floor: Reception hall | Cloaks/WC | Sitting room | Snug | Open plan kitchen/dining/family room | Utility

First floor: Landing | Principal bedroom with en suite shower room | Bedroom two with en suite shower room, Three further bedrooms
Family bathroom

Externally: An external home office suite/annexe accommodation with shower room/WC and kitchen

Distances

Wetherby Town Centre 1 mile, Boston Spa 3.5 miles, Harrogate 8.5 miles, Leeds 14 miles
(All distances are approximate)



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Situation

The property is located on the prestigious Spofforth Park estate and within easy reach of the town centre. The delightful market town of Wetherby offers an excellent range of independent shops, bars restaurants and leisure facilities. Popular for the commuter due to its easy access to the A1(M) and M1 and its great connectivity to Leeds, Harrogate and York. For travel farther afield Leeds Bradford International Airport is within easy reach and offers wider travel internationally.

The property

9 Bridle Way offers a rare opportunity to own, in our opinion, one of the best-located properties in this prestigious development. Overlooking an attractive open green area, this beautifully presented property has been furnished with the highest quality fixtures and fittings evident throughout and has been styled by Richard Grafton Interiors, with luxurious wood herringbone flooring, high ceilings, bespoke window dressings, air conditioning, wood burning stove, outdoor kitchen and sauna, and electric gated secure parking area for several vehicles.

An inviting and spacious reception hall has wood herringbone flooring and a central staircase with open spindle and balustrade leading to a galleried landing. A guest cloakroom/WC To the right of the hall is a well-proportioned sitting room with a brick fireplace with an oak mantle and wood-burning stove, Tom Dixon pendant lighting and a window overlooking the front garden. The real hub of the home is the open-plan kitchen/dining/living room, which is ideal for entertaining. The kitchen is fitted with an excellent range of modern shaker style wall and floor units with quartz worksurfaces, a range of integrated appliances including full height fridge and freezer, dishwasher, dual fuel range cooker, extractor hood, dishwasher, the large central island has an inset Belfast Sink and oak breakfasting area, wood herringbone flooring, large picture window, air conditioning, the dining area flows beautifully into the living area, with recessed tv area, for entertaining there is a bespoke fitted wall cabinet with Technics DJ decks and sound system, opening into the garden via bi-fold doors with a remote electric sun canopy with fitted lighting, heating and retractable screen offering shelter and warmth.



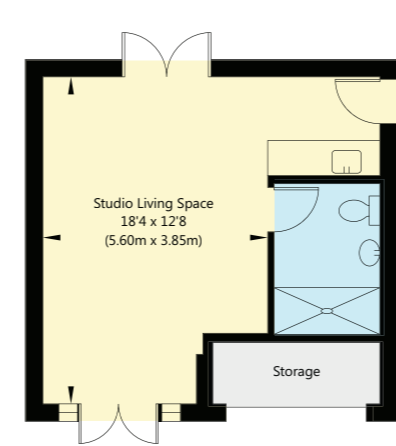


There is a snug to the front of the property, and a utility room completes the ground floor accommodation.

To the first floor, the spacious galleried landing with full height ceiling gives a feeling of space and grandeur; the principal bedroom is a calming space with an en suite shower room fitted with a modern contemporary suite with a large walk-in shower, vanity wash hand basin, low-level WC and fitted mirrored storage, herringbone flooring and part tiling. The second bedroom is at the rear and also benefits from an en suite shower room; there are three further bedrooms, one of which is currently used as a dressing room, which is fitted with an excellent range of bespoke storage. The family bathroom has a large free-standing bath; vanity wash hand basin, low-level WC and herringbone flooring.



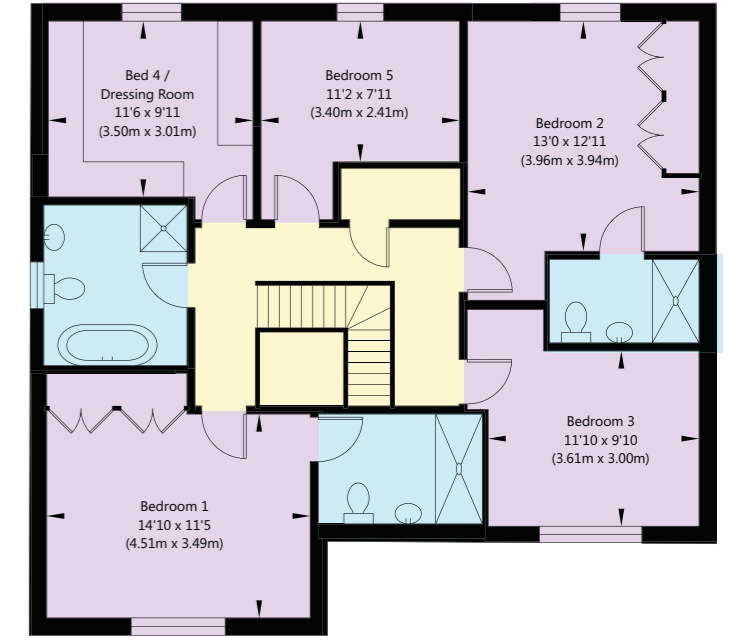
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Annexe Ground Floor



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Ground Floor		
Living Room	5.130m x 3.872m	16'9" x 12'8"
Kitchen/Dining/ Family Area	11.153m x 4.440m	36'7" x 14'6"
Dining Room	3.650m x 3.290m	11'11" x 10'9"
Utility	1.870m x 1.750m	6'11" X 5'8"
Cloakroom	1.760m x 1.100m	5'9" x 3'7"
Annexe	5m x 5m	16'4" x 16'4"

First Floor		
Bedroom 1	4.515m x 4.160m	14'9" s 13'7"
En Suite 1	2.797m x 1.865m	9'2" x 6'1"
Bedroom 2	3.960m x 3.905m	12'11" x 12'9"
En Suite 2	2.550m x 1.385m	8'4" x 4'6"
Bedroom 3	3.600m x 3.000m	11'9" x 9'11"
Bedroom 4	3.550m x 2.975m	11'7" x 9'9"
Bedroom 5	3.368m x 2.410m	11'0" x 7'10"
Bathroom	2.730m x 2.450m	8'11" x 8'0"

Externally

The property is set back from the road with an enclosed front garden, mainly laid to lawn with a central block paved footpath leading to the entrance porch. A large electrically operated gate leads to a block paved drive with parking for several vehicles and leads to the small garage and home office suite. The enclosed rear garden is laid for ease of maintenance with high-quality astroturf and established borders and raised beds; a large paved terraced area is ideal for year-round al fresco dining and entertaining with a remote canopy and side screening and electric heating, giving year-round use, a well-equipped outdoor kitchen with built-in gas barbeque, charcoal Kamado Joe oven and ample preparation areas. Steps lead to an additional paved patio area adjacent to the office/annexe suite, which offers privacy from the main house, a large timber shed, a luxurious outdoor barrel sauna, and a mains-fed outdoor shower.



Annexe/Home Office Suite

Part of the double garage was recently converted to create a stunning home office suite, with open plan bedroom/home office, en suite shower room and fitted kitchen, doors open out to a paved patio garden. There is a small garage store with remote electric door.

Services

Gas central heating, mains electricity, mains water and drainage.

Property information

Tenure: Freehold

Local Authority: Leeds City Council

Council Tax: Band B

EPC Rating: B

Guide Price: £1,395,000



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