



16 Templar Gardens, Wetherby, LS22 7TG



Key Features

- Wonderful detached home
- Extended and remodelled throughout
- Open plan living/dining space
- Contemporary kitchen with quartz worktops
- Orangery with lantern roof and Bi-fold doors
- Four bedrooms
- Luxury house bathroom
- Beautifully designed outside space
- Detached office/summer house
- Within walking distance of Wetherby town centre



This beautiful four bedroom detached home has been extended and remodelled by the current vendors to create a wonderful open plan living space with high specification throughout within walking distance of Wetherby town centre.





The ground floor boasts a fantastic open plan living/dining space, with engineered wood herringbone flooring, which leads to a stunning orangery with underfloor heating, lantern roof and two sets of Bi-folding doors leading to the garden.

The stylish kitchen comprises contemporary black wall and base units and quartz worktops with a Quooker tap providing filtered, sparkling and boiling water and a range of Siemens appliances including: a dishwasher, induction hob with downdraft extractor, two ovens, microwave, fridge/freezer and coffee machine. A door leads to the utility room which houses the gas central heating boiler, an integrated freezer, space for a washing machine and additional storage. A guest W.C and further reception room, currently being used as a study, complete the ground floor.

A modern staircase leads to the first floor with four bedrooms, one with additional storage/cloaks cupboard, and a luxury house bathroom with feature Bali inspired tiling, a free standing bath, walk in shower and underfloor heating.

The outside space of this wonderful home has been carefully planned and is perfect for entertaining with paved patio areas, a pergola with seating, a fire pit and a detached home office/garden room with electricity, ideal for those working from home. To the front is a block paved driveway which provides ample off street parking.

Wetherby town centre provides an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access onto the region's motorway network, Leeds, York and Harrogate.

SERVICES - We are advised that the property has mains water, electricity, drainage and gas.

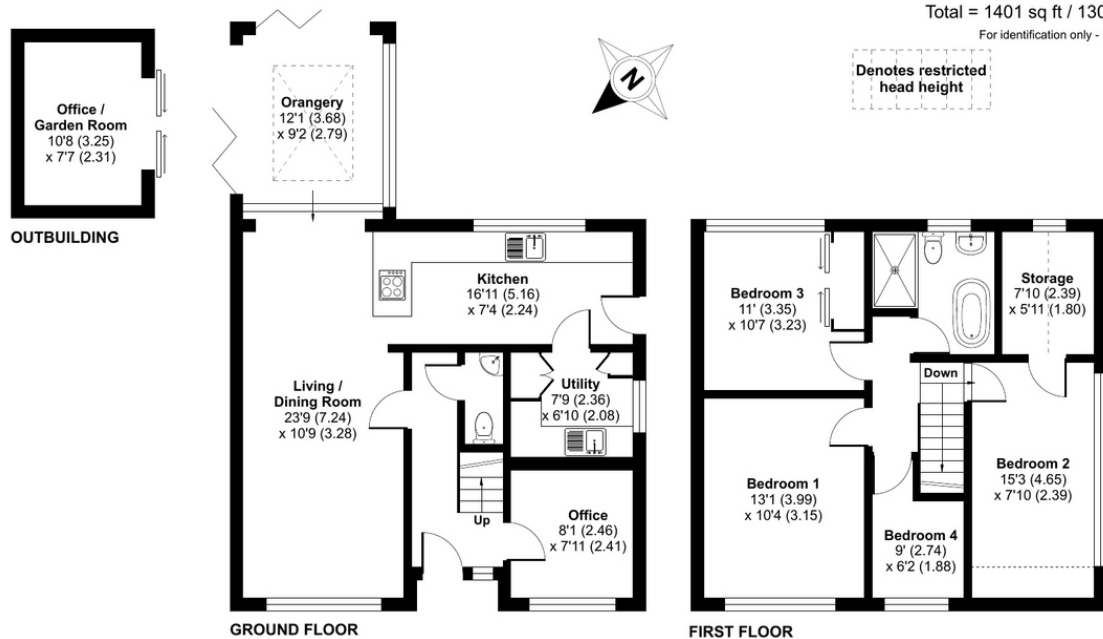
Tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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Approximate Area = 1279 sq ft / 118.8 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Outbuilding = 82 sq ft / 7.6 sq m
 Total = 1401 sq ft / 130.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Butler Ridge. REF: 1122981

Tenure Type: Freehold
Council Tax Band: D
Council Authority: Leeds City Council

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