



45 North Street, Wetherby, LS22 6NU



# Key Features

- Victorian mid-terraced home
- Extending to almost 2,000 sq.ft.
- Set over four floors
- Magnificent open plan living kitchen
- Two reception rooms
- Four double bedrooms
- Retaining many period features
- Low maintenance gardens to front and rear
- Useful outbuilding offering further storage
- Permit parking to the front



*A characterful four bedroom Victorian property with a splendid open plan living kitchen located in central Wetherby, with no onward chain.*





This spacious home, extending to almost 2,000 sq.ft. is entered through an entrance hallway with exposed wood flooring, high ceilings and a decorative archway and mouldings. The hallway gives access to an understairs cupboard and guest W.C. and then continues to the rear to a door which leads to the enclosed courtyard garden.

To the front of the property is a living room which overlooks the well screened front garden and offers a bay window, ceiling rose, feature fireplace and gas fire and period style radiator. A second reception room is located to the rear of the property which is ideal for use as a home office or playground. A spiral staircase leads down to the lower ground floor where you'll find an impressive open plan living kitchen which runs the full length of the house.

The kitchen really is a standout feature of this home and is the perfect space for entertaining. The kitchen area is fitted with a generous amount of wall and base units with complimenting worktops and tiled flooring. There are a number of high quality appliances including a Mercury range style cooker, Fisher & Paykel double drawer dishwasher, Fisher & Paykel American style fridge freezer, a washing machine and a wine fridge. The living space is a particularly spacious area with a feature fireplace with recessed lighting, spotlights and double doors leading to the front garden.

To the first floor are two double bedrooms, both with modern fitted wardrobes and decorative fireplaces, a landing with further fitted cupboards and the house bathroom. The bathroom offers a four piece suite including a separate shower and is partly tiled with a generous storage cupboard. To the second floor are two further double bedrooms, both with period style radiators, and one of which has a decorative fireplace and the other has a Velux window. There is a further W.C. to this floor.

The front garden is set behind iron railings and comprises a gravelled area, flagged pathway and is screened with planting and bushes.

The rear courtyard garden is an enclosed area with artificial grass and an outbuilding which houses the gas central heating boiler and provides additional storage space.

On-street residents permit parking is available to the front of the property and there is further parking to the rear on a first come first served basis.

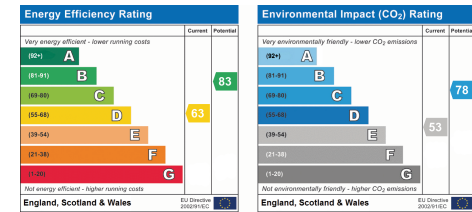
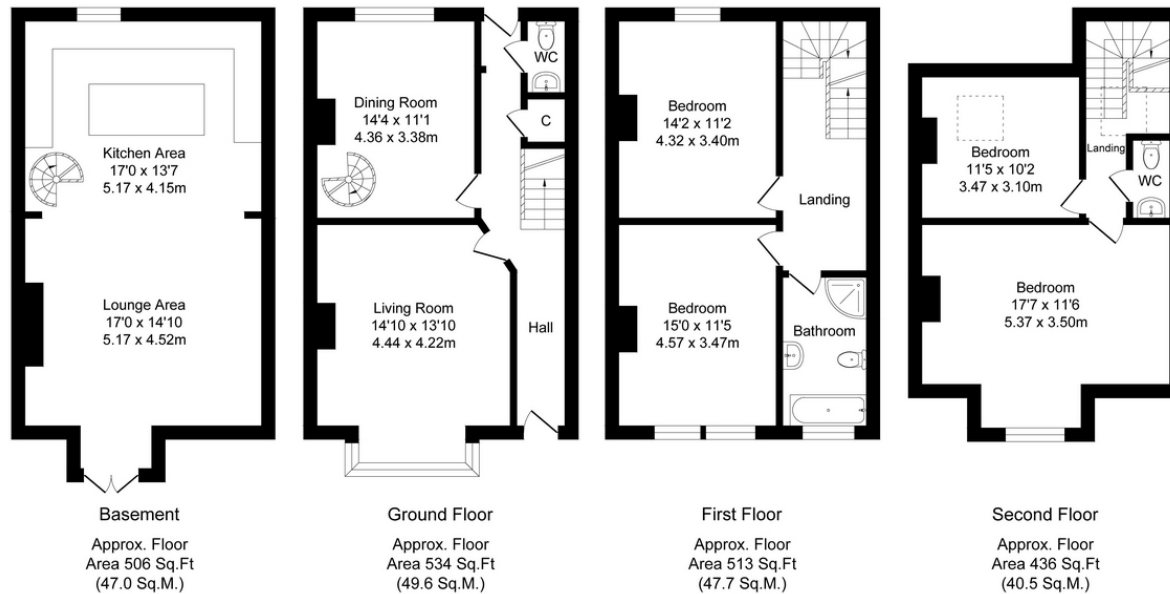
The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

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



**North Street, Wetherby**  
**Total Approx. Floor Area 1989 Sq.ft. (184.8 Sq.M.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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

