



7 Stonedene Park, Wetherby, LS22 7FZ



# Key Features

- Detached home set at the head of a private road
- Three reception rooms
- Kitchen opening to dining conservatory
- Utility room & guest W.C.
- Principal bedroom with dressing area and ensuite
- Three further bedrooms, one with ensuite
- Parking for numerous vehicles & integral garage
- Walking distance of the town centre
- Stunning grounds of approx. 0.25 of an acre
- NO ONWARD CHAIN



*Set in an enclave, within walking distance of Wetherby town centre, is this four bedroom detached family home.*





The property, set behind gates and at the head of a quiet cul-de-sac, is approached via an exclusive private road and is set in an enviable plot.

To the ground floor is a generous reception hallway with a return staircase and guest W.C. There are three reception rooms including a spacious living room, with double doors leading to the garden and an inglenook fireplace with gas fire. There is an L-shaped office/study with a door to the integral garage and an additional sitting room. The kitchen is a great space with tasteful grey wall and base units, granite worktops and a central island. There are a range of integrated appliances including a Range style cooker, dishwasher, fridge/freezer and microwave. An archway opens into the conservatory which overlooks the beautiful garden and is currently being used as a dining room. This leads to a utility room with a sink, storage cupboards and space for a washing machine, tumble dryer and freezer and a door to the rear courtyard.

To the first floor is a galleried landing with feature windows overlooking the driveway. The principal bedroom, with fitted furniture, and ensuite shower room are accessed via a walk through dressing area with additional fitted wardrobes. There are three further bedrooms, one of which has an ensuite shower room, and a house bathroom with three piece suite.

Set in a generous plot of approximately 0.25 of an acre, the grounds are a real stand out feature with some beautiful mature trees, lawned area, two patio areas and a pergola. There is off street parking for several vehicles and an integral single garage. The property benefits from access through a locked gate to the Harland Way, a picturesque walk, which connects Wetherby to Spofforth along the old railway line, ideal for dog walkers and cyclists too.

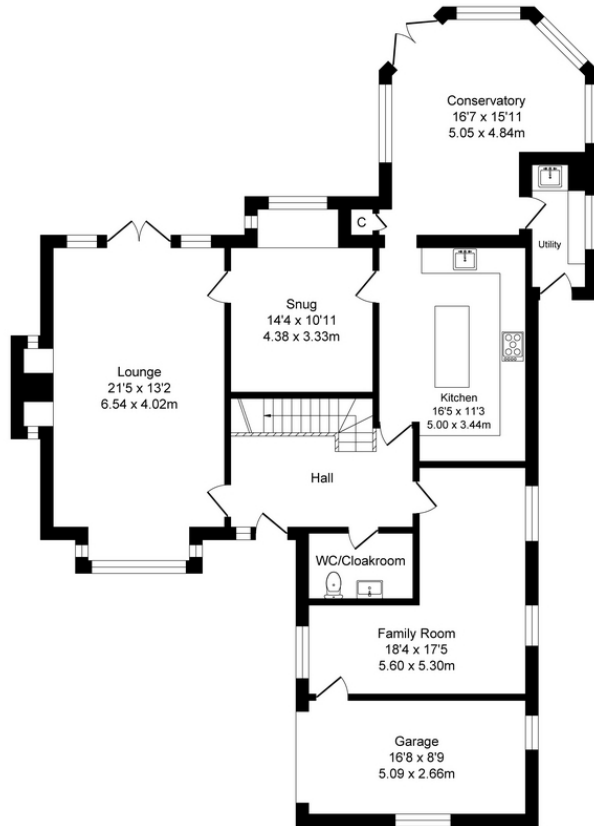
The property is within walking distance of Wetherby town centre. The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access onto the region's motorway network, Leeds, York and Harrogate.

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

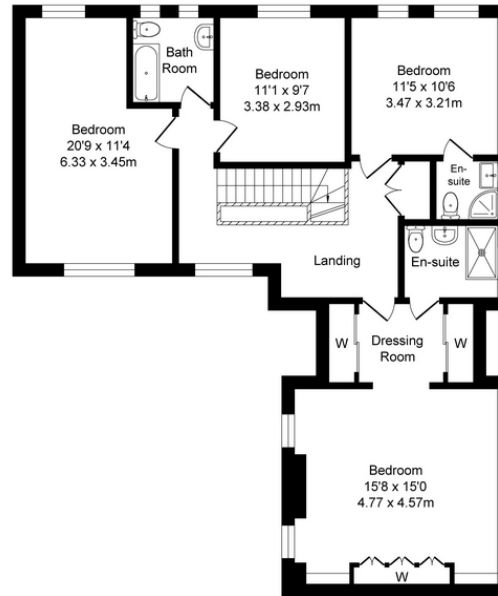


Stonedene Park, Wetherby  
Total Approx. Floor Area 2518 Sq.ft. (233.9 Sq.M.)

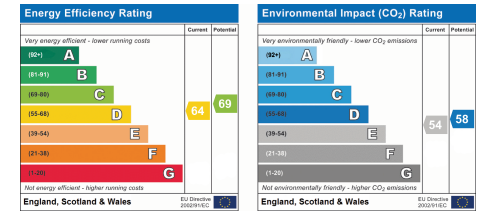
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 1475 Sq.Ft  
(137.0 Sq.M.)



First Floor  
Approx. Floor  
Area 1043 Sq.Ft  
(96.9 Sq.M.)



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

