



12 Ambleside Walk, Wetherby, LS22 6DP





# Key Features

- Wonderful detached home
- Modern open plan dining kitchen
- Two reception rooms & office
- Permission granted for two ground floor extensions
- Guest W.C. and cloakroom
- Principal bedroom with stylish ensuite
- Three further double bedrooms
- Luxury house bathroom
- Set at the head of a cul-de-sac
- Highly sought after location off Spofforth Hill



*This four bedroom detached family home has been extended and beautifully maintained by the current owners, with a recently installed boiler and double glazing throughout, and is positioned at the head of a cul-de-sac off Spofforth Hill.*









The property is accessed through a modern entrance hallway with tiled flooring, storage cupboard and guest W.C. The open plan dining kitchen is a fantastic space with tiled flooring, a central island, complimenting wall and base units, Corian worktops, integrated AEG oven and microwave, AEG induction hob, Neff dishwasher, wine fridge, waste disposal, instant hot water tap, a cupboard housing the gas central heating boiler and double doors leading to the paved patio and garden.

The lounge is a particularly light room, with dual aspect windows, and leads to the inner hallway which gives access to a study/office, a snug which has double doors leading to the rear garden, a spacious utility room with a range of wall and base units, plumbing for two washing machines and a tumble dryer and a door leading into the storage garage with a remote control electric door.

Stairs lead to the first floor, with a large arched window, offering four double bedrooms (two with fitted sliding wardrobes) and a luxury fully tiled four piece bathroom. The principal bedroom has a fully tiled modern ensuite shower room and useful storage cupboard.

To the rear of the property is a west facing garden, with two paved patio areas and predominately laid to lawn, which is well screened with mature hedging. To the front of the property is a driveway with ample parking for a number of vehicles and an electric car charging point.

Planning permission has been granted to add a further reception room/gym to the back of the snug and to extend the kitchen. Details can be found on Leeds City Council planning portal, reference: 22/04722/FU.

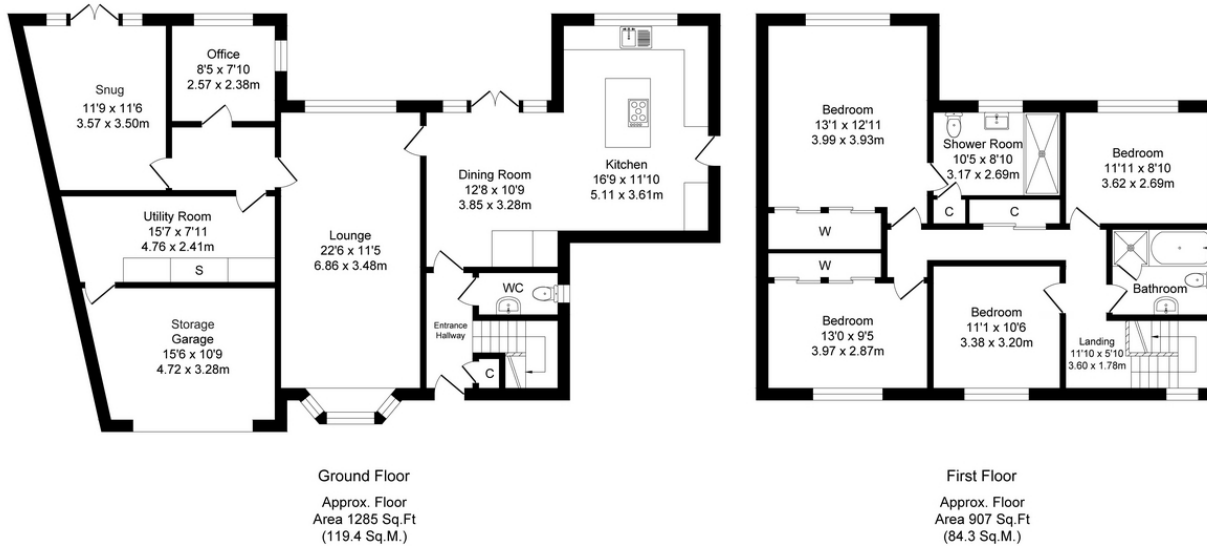
The property is within close proximity of Wetherby town centre which supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access onto the region's motorway network, Leeds, York and Harrogate.

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



Ambleside Walk, Wetherby  
Total Approx. Floor Area 2165 Sq.ft. (203.7 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	83
	EU Directive 2002/91/EC	

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

