



9 Bridle Way, Wetherby, LS22 6AT



Key Features

- Detached home with electric gated driveway
- Stylish interior by Furnish & Fettle
- Stunning open plan living/kitchen
- Bi-folding doors and air conditioning
- Two reception rooms, one with a wood burner
- Five bedrooms, one used as a dressing room
- Three luxury bathrooms
- Garage in use as annexe/home office
- Landscaped gardens with sun terrace & canopy
- Highly sought after location



An exceptional opportunity to acquire one of the finest homes in the prestigious Spofforth Park development.







An exceptional opportunity to acquire one of the finest homes in the prestigious Spofforth Park development, 9 Bridle Way is an immaculately presented and thoughtfully designed five-bedroom detached family home offering luxurious modern living in a prime location.

Upon entering, you are welcomed by a grand reception hall with beautiful herringbone parquet wood flooring and a central staircase leading to a galleried landing. The main sitting room exudes comfort with its brick fireplace, wood-burning stove and designer lighting.

At the heart of the home is a stunning open-plan living/kitchen space, ideal for modern family living and entertaining. The kitchen features shaker-style cabinetry, quartz worktops, integrated appliances and a central island with Belfast sink. Bi-folding doors open to the rear garden and bespoke outdoor entertainment area, complete with electric canopy and screen, heating, lighting, and sound system.

A fully functional laundry room with outdoor access and a family snug room are located just off the kitchen. There is also a fabulous downstairs w.c. with designer wallpaper.

To the first floor; the principal bedroom benefits from beautifully designed fitted furniture and an elegant ensuite with walk-in shower. The second bedroom also benefits from fitted furniture and an ensuite shower room. There are two additional double bedrooms and a fifth bedroom which has been fitted as a dressing room and there is a spacious family bathroom with a freestanding bath.

Both upstairs and downstairs benefit from a reverse cycle air conditioning system helping the home to maintain the perfect temperature all year round.

The garage now houses a versatile space with its own entrance, comprising an open-plan office/bedroom, kitchenette and shower room, perfect for guests, a live-in au pair or a professional workspace.

A true extension of the indoor space, the rear garden boasts high-quality Easy Grass lawn, an outdoor kitchen with gas BBQ and Kamado Joe oven, an outdoor barrel sauna, mains fed shower and two patio areas, ideal for all year round al fresco dining. There is a garage store with an electric door and bespoke outdoor lighting.

Positioned just a mile from Wetherby town centre, with its charming mix of shops, cafes, and restaurants, the property enjoys excellent access to Leeds, Harrogate, and York via the A1(M). Leeds Bradford International Airport is also within easy reach, making this home perfect for commuters and frequent travellers alike.

For more details, or to arrange a private viewing of this truly exceptional home, please contact us at your earliest convenience.

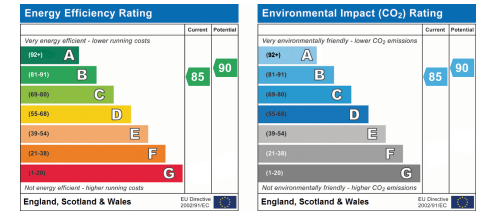
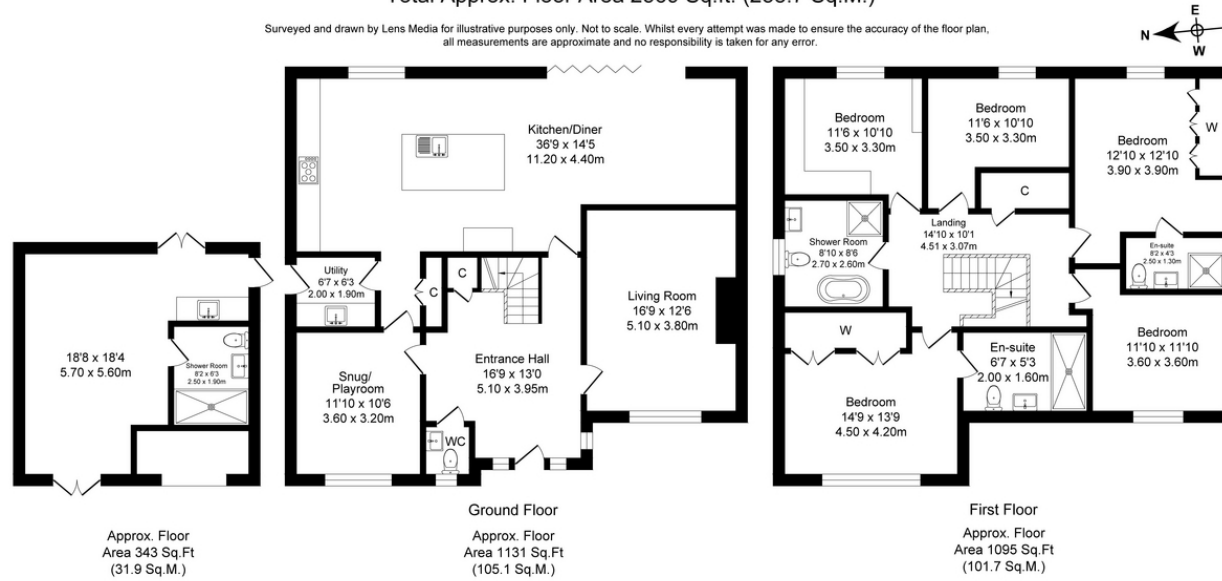
The vendors have advised they pay an annual estate maintenance fee of £135 per annum.

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

The information in relation to the annual charge has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

Bridle Way, Wetherby
Total Approx. Floor Area 2569 Sq.ft. (238.7 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.



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

