



VERITY  
FREARSON

12 WENTWORTH STREET, WETHERBY, LS22 6BH

OFFERS OVER £1,000,000



# 12 WENTWORTH STREET,

*Wetherby, LS22 6BH*

**A modern and beautifully appointed six-bedroom detached home situated in a sought-after development within walking distance of Wetherby town centre.**

This exceptional six-bedroom detached home enjoys an enviable position within a modern and sought-after development, backing onto a protected tree line with open farmland beyond, creating a private and tranquil garden setting. Internally, the property has been significantly enhanced by the current owners, most notably with the installation of a high-specification, upgraded kitchen, forming the heart of a stunning open-plan living space perfect for modern-day family living and entertaining. This impressive family home offers three floors of spacious and versatile accommodation, finished to a high standard throughout. With six bedrooms, four bathrooms, and superb living space including a stylish open-plan living kitchen, the property is perfect for family life and entertaining. There is also a private landscaped garden, double garage, and EV charging point.



2 Reception Rooms · Living Kitchen · Cloakroom · Utility Room

6 Bedrooms · 2 En-Suites · Family Bathroom · Shower Room

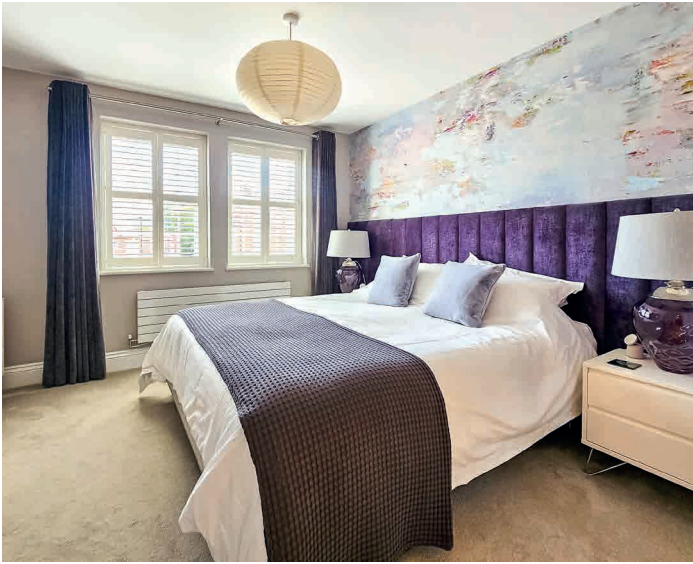
Ample Off-Road Parking For Multiple Vehicles · Double Garage · EV Charging Point · Landscaped Gardens

Well-Maintained Communal Gardens













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

#### SITTING ROOM

A spacious reception room with window to the front, fitted shutters, and feature brick fireplace with wood-burning stove.

#### SNUG

A further reception room with window to the front and fitted shutters.

#### CLOAKROOM

#### LIVING KITCHEN

A stunning open-plan kitchen, dining and living space with glazed bi-folding doors opening onto the garden. The current owners have upgraded the kitchen to include modern, stylish units with Dekton worktops, island and breakfast bar. Integrated appliances include induction hob with designer extractor and lighting, double ovens, full-height fridge / freezer, wine fridge, and dishwasher. A Quooker boiling water tap is also fitted. A media wall with fitted shelving and generous storage completes the living area.

### UTILITY ROOM

Fitted with wall and base units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOM 1

A spacious double bedroom with window to front and fitted shutters. Dressing area with fitted wardrobes.

#### EN-SUITE BATHROOM

A luxurious white suite comprising WC, washbasin set within a vanity unit, free-standing bath and large walk-in shower. Tiled walls and floor. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes and en-suite shower room.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising WC, washbasin and shower. Tiled floor and heated towel rail.

### BEDROOM 3

A further good-sized double bedroom.

### BEDROOM 4

A versatile room, ideal as a bedroom or home office.

### FAMILY BATHROOM

White suite comprising WC, washbasin, bath and shower. Tiled floor and heated towel rail.

### SECOND FLOOR

#### BEDROOM 5

A large versatile double bedroom with skylight windows and window to the front.

#### BEDROOM 6

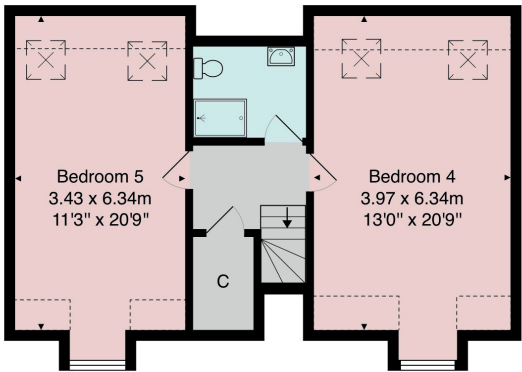
A further good-sized and versatile double bedroom with front window and skylight.

### SHOWER ROOM

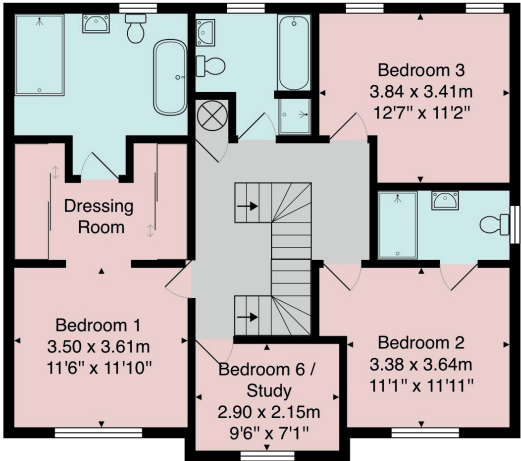
White suite comprising WC, washbasin and shower.



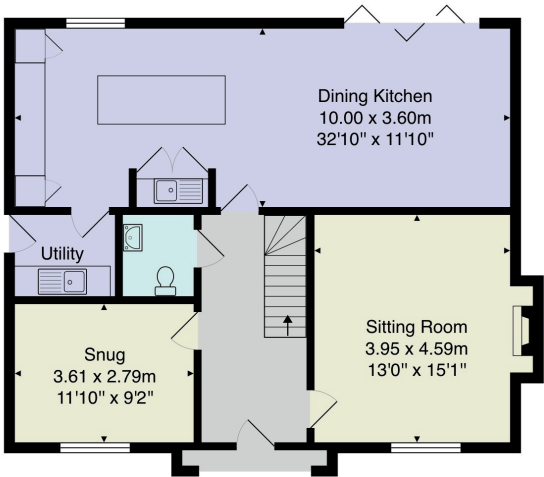
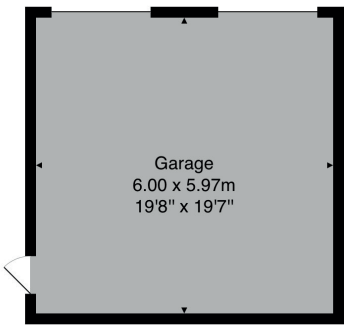
# FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 268.4 m<sup>2</sup> ... 2889 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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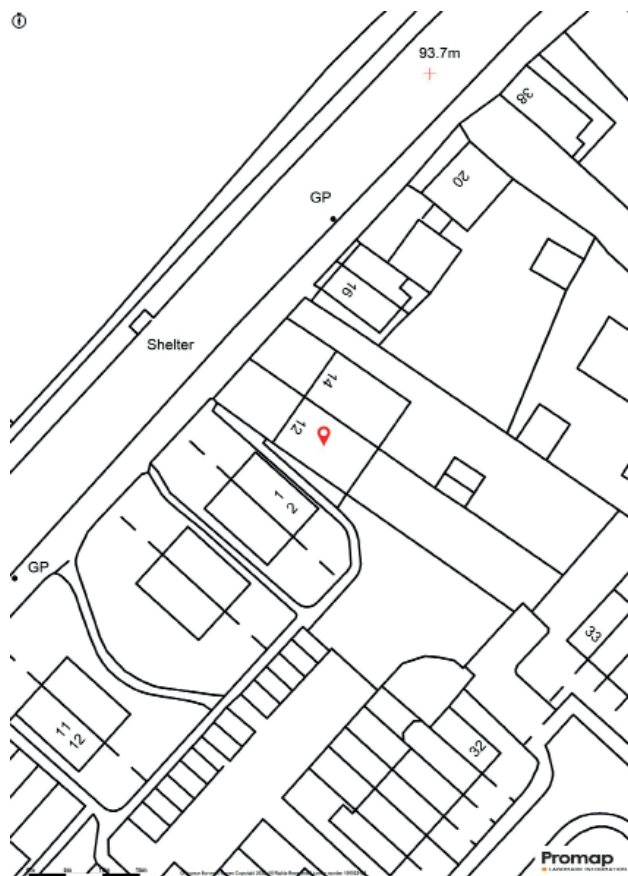
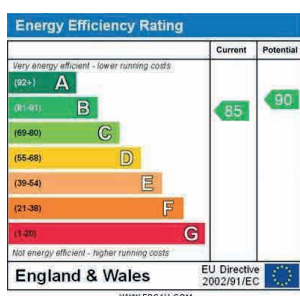
A generous driveway provides ample off-road parking for multiple vehicles, electric vehicle charging point, and leads to a double garage with light and power. The attractive landscaped rear garden features a lawn, paved patio with pergola, and a further sitting area with built-in stone seating. Timber garden shed included. The garden enjoys a private outlook with a protected tree line and farmland beyond. Residents also benefit from use of well-maintained communal gardens within the development.

Ideally located close to Wetherby town centre, the property enjoys convenient access to excellent schools, shopping, leisure facilities, and transport links. Wetherby is perfectly positioned within the "Golden Triangle" of Harrogate, Leeds and York, with the A1(M) just a mile away and intercity rail links from York and Leeds to London. Leeds Bradford Airport is approximately 16 miles away.

All mains services connected.

## Freehold

### Council Tax Band - G



26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

sales@verityfrearson.co.uk  
verityfrearson.co.uk







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[verityfearson.co.uk](http://verityfearson.co.uk)