



Orchard View, Wetherby, LS22 7QQ

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CUL-DE-SAC
- SOLAR PANELS
- EPC RATING C / COUNCIL TAX BAND E

Offers Over £595,000



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DESCRIPTION

Welcome to this stunning detached house located in the highly desirable area of Wetherby, known for its charming community and picturesque surroundings.

As you step inside, you are welcomed by a split-level entrance hallway that sets the tone for the rest of the house. The layout is both practical and inviting, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. These rooms are perfect for family gatherings or quiet evenings in.

The first reception room is a lovely lounge, characterised by a large front window that floods the space with natural light, creating a warm and welcoming atmosphere. A standout feature of this room is the exquisite raised multi-fuel fire, which not only adds a touch of elegance but also provides a cosy focal point for those chilly evenings.

The kitchen, features solid oak flooring that adds warmth and character. It is thoughtfully fitted with a range of wall and base units, providing plenty of storage. The kitchen is equipped with integral appliances, including a double oven, hob, boiling water tap, and waste disposal, making it a dream for any culinary enthusiast. The kitchen benefits from a utility room and pantry, providing excellent storage and functionality. Additionally, the pantry has internal access to the garage.

The second reception room is the unique family/ dining room, which boasts high vaulted ceilings, creating an airy and inviting atmosphere perfect for hosting friends and family. Sliding doors seamlessly connect to a beautiful conservatory. This inviting space is perfect for enjoying the natural light and picturesque views of the stunning rear garden. The conservatory features bifold doors that enhance the indoor-outdoor living experience,

To the first floor, you will find four well-proportioned bedrooms, providing ample space for relaxation and rest. The master bedroom is particularly noteworthy, as it benefits from built-in wardrobes and storage, along with a en-suite bathroom consisting of walk in shower cubicle, vanity unit and low level w/c.

A further three bedrooms benefit from built in wardrobes. Completing the first floor is the house bathroom comprising of shower over whirlpool bath, low level w/c and vanity unit.

Externally, Orchard View features a front garden with ample room for off-street parking, accommodating multiple vehicles. There is a single garage and car port with a garage door to the front of the property for extra security. The beautifully maintained rear garden is fully enclosed for privacy, it includes lush lawned areas and inviting patio spaces, ideal for outdoor dining or simply soaking up the sun. The charming gazebo adds a touch of elegance, making it the perfect spot for summer evening meals with family and friends.

This much sought-after area is within easy level walking distance of this popular market town, providing a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.

AGENTS NOTE: We have been made aware by the vendors that the solar panels are fully owned with battery storage.





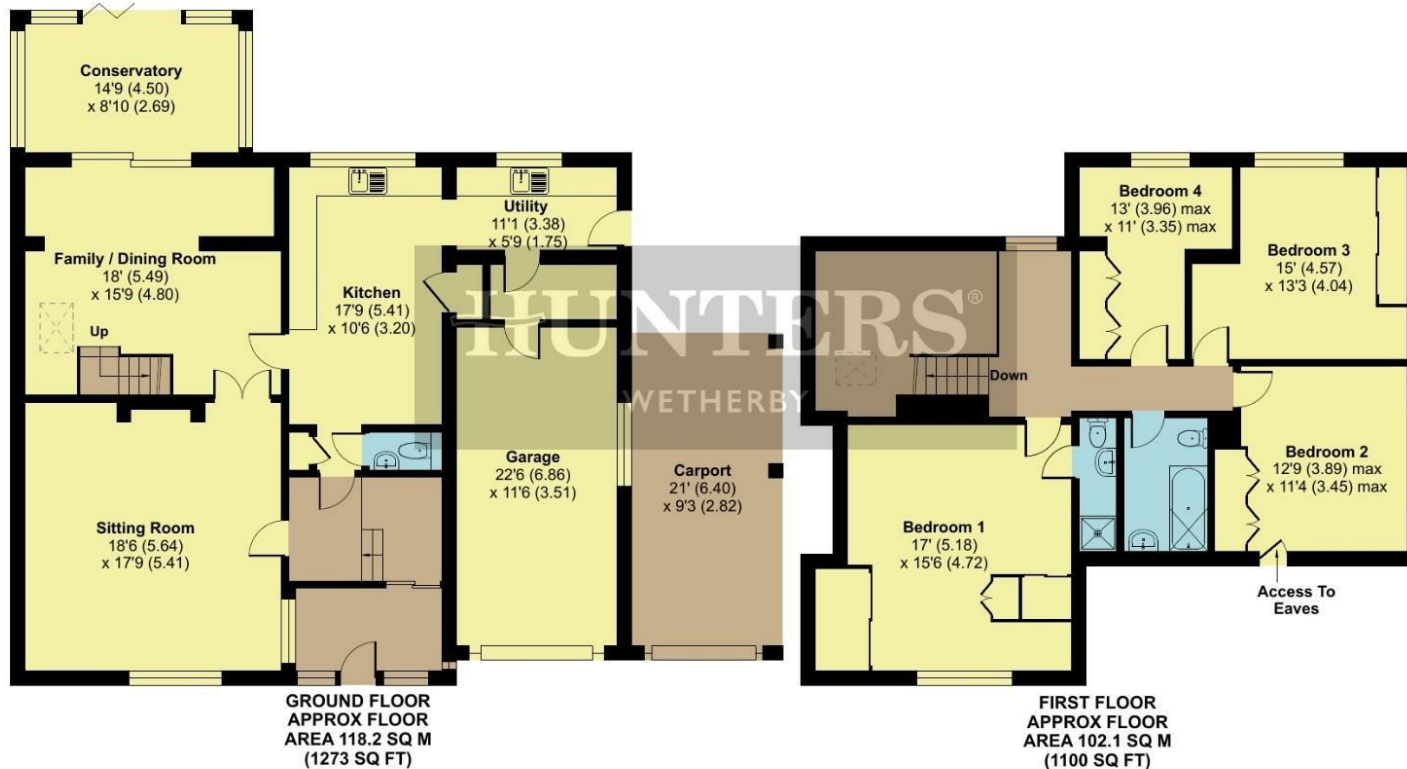
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Approximate Area = 2373 sq ft / 220.4 sq m (exclude carport)

Garage = 244 sq ft / 22.6 sq m

Total = 2617 sq ft / 243.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1236119

Viewings

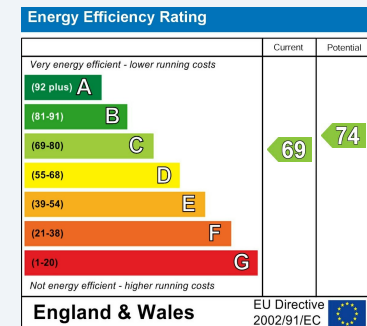
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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