



## South View, Wetherby, LS22 7QE

- FOUR BEDROOM 1930s SEMI DETACHED HOUSE
- DOUBLE GARAGE
- BEAUTIFULLY PRESENTED
- CLEVERLY EXTENDED
- EN-SUITE & HOUSE BATHROOM
- COUNCIL TAX BAND - E / EPC RATING - C

**Asking Price £475,000**





# South View, Wetherby, LS22 7QE

## DESCRIPTION

Approaching this cul-de-sac in the heart of Wetherby on South View is this lovely four bedroom semi detached home and has been cleverly extended.

This delightful property boasts an inviting open hallway that sets the tone for the rest of the home. Upon entering, you will find a convenient downstairs w/c.

The spacious lounge features a beautiful bay window that floods the room with natural light. The lounge is further enhanced by a gas fire, complete with a tasteful wood surround and a marble effect insert and hearth, making it a perfect spot for relaxation.

From the lounge, you will find double wooden and glass doors that lead into the dining room, creating a seamless flow between the two spaces. The dining room is further enhanced by patio doors that open onto a lovely patio area.

The modern kitchen is fitted with a range of white high gloss wall and base units with wooden effect work surfaces. The integral appliances include, fridge freezer, microwave, oven, induction hob and dishwasher. The current owners have added a free standing island unit for added storage and workspace. This also creates a breakfast bar area however this will not be staying but it gives a fine example of what you can do with the space.

The snug/ playroom is a perfect space to unwind after a long day with the option to close the double doors or open them up to create open plan living. The current vendors use this room as a snug however you could utilise this space as you wish.

To the first floor of the property you will find four well proportioned bedrooms and house bathroom. Some space has been cleverly created on the landing to allow for clothing and accessories.

The master bedroom benefits from the contemporary en-suite which consists of shower cubicle, low level w/c and wash hand basin.

The modern house bathroom consists of shower over bath, low level w/c and stylish vanity unit.

The exterior of the property is equally appealing, featuring a wrap around garden. The front garden is predominantly laid to lawn, bordered by hedges that ensure a sense of privacy. This outdoor space is complemented by a lovely patio area, perfect for enjoying al fresco dining or simply unwinding with loved ones on warm summer evenings. To the rear is also a small patio with grass.

The double garage is a huge benefit to the property with internal access into the property with space for fridge freezer and plumbing for washing machine. In front of the garage is off street parking for multiple vehicles.

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford. Deighton Gates Primary School is only a short walk from the home making mornings super easy.









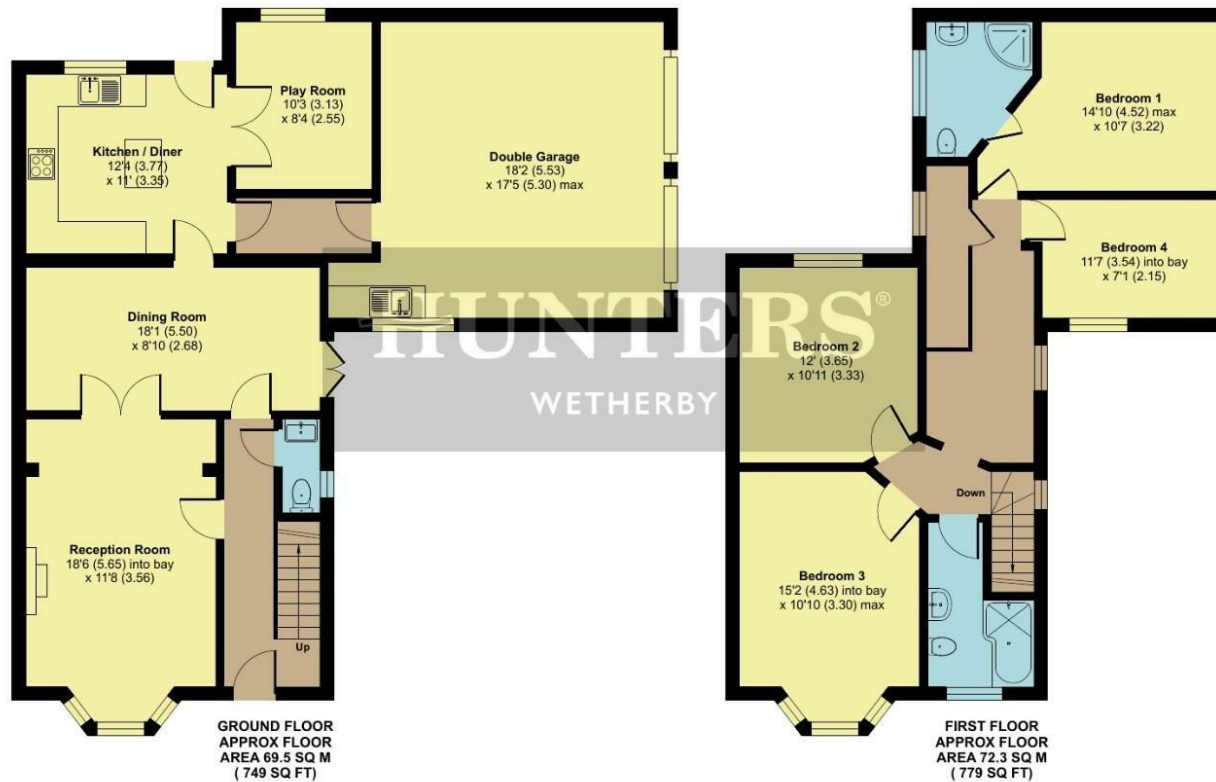
## South View, Wetherby, LS22

Approximate Area = 1528 sq ft / 141.9 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 1854 sq ft / 172.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2025. Produced for Hunters Property Group. REF: 1261310

### Viewings

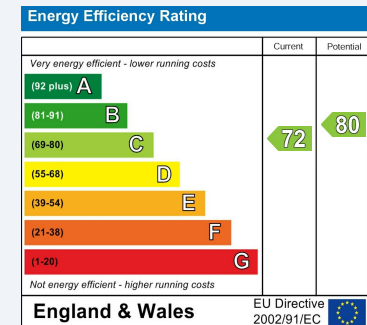
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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