



## Marston Way, Wetherby, LS22 6XZ

- FOUR BEDROOM DETACHED HOUSE
- OFF STREET PARKING
- MANICURED REAR GARDEN
- THREE RECEPTION ROOMS
- HIGHLY SOUGHT AFTER LOCATION
- EPC RATING- D / COUNCIL TAX BAND- E

**Offers In The Region Of £525,000**



# Marston Way, Wetherby, LS22 6XZ

## DESCRIPTION

Hunters Wetherby are proud to present to the market this stunning four bedroom detached home in one of the most picturesque locations of Wetherby.

Upon entrance to the property, you arrive at an exposed stone vestibule with paved flooring, which is enhanced by a large window which allows for ample natural light to enter. The ground floor comprises of the lounge, dining room, kitchen, W/C and conservatory.

The lounge is generously sized with charms of character throughout. It features a gas fire with marble hearth as well as beautiful coving around the room. The room is enhanced by a large window to the front elevation which has the sitting room brimming with natural light. The lounge is benefited by double doors which provide seamless access to the dining room creating a flow that's perfect for hosting gatherings or enjoying family time. The dining room features the same coving as well as being benefitted by French doors which lead straight to the conservatory.

Flooded with natural light, the conservatory provides a perfect spot to unwind with charming views over the rear garden all year round.

The kitchen is fitted with a range of wall and base units, with integral appliances including dishwasher, stainless steel sink, four ring gas hob and electric oven. Space is also provided for a washing machine, tumble dryer and fridge freezer.

Completing the ground floor is the downstairs W/C and cloakroom which features low level W/C and wash hand basin.

To the first floor, the landing has ideal storage space and access to the loft.

The principle bedroom glows with daylight, courtesy of the large window, it is also fitted with built in wardrobes providing ample storage space.

The second bedroom, another spacious double benefits from fitted mirrored wardrobes and ample space for furniture.

The property provides two more bedrooms which can remain as bedrooms or even be turned into a home office!

Completing the first floor of the property is the house bathroom. The bathroom features a three piece suite including wash hand basin, bath with shower over and low level W/C.

Externally, the rear of the property provides a generously proportioned, private garden which is mainly laid to lawn with patio which is perfect for family barbeques in the summer months! To the front of the property is a manicured lawn which sits besides a tarmac driveway which provides private, off street parking leading to the garage.

Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.





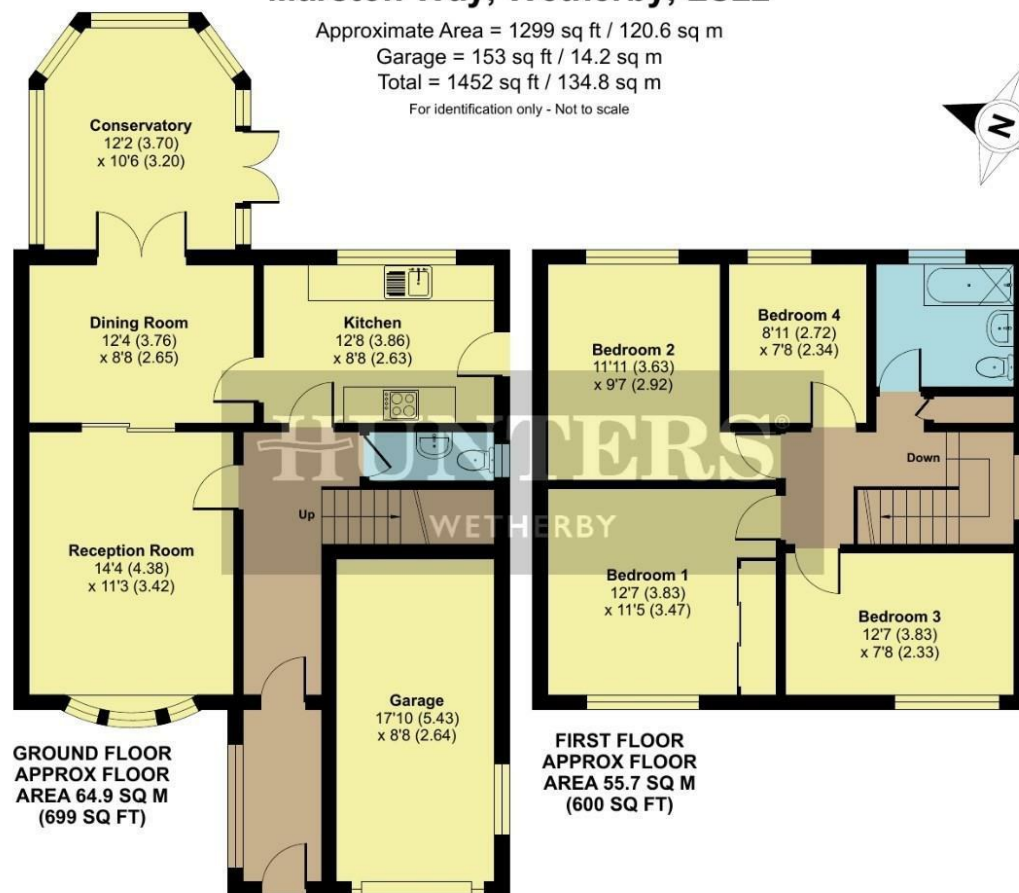
## Marston Way, Wetherby, LS22

Approximate Area = 1299 sq ft / 120.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1452 sq ft / 134.8 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). © nchecon 2025. Produced for Hunters Property Group. REF: 1343419

### 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.

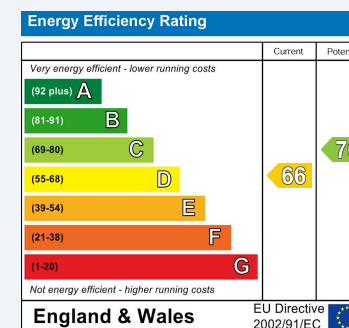


5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

## 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.

