



## Lazenby Fold, Wetherby, LS22 6WN

- FOUR BEDROOM DETACHED PROPERTY
- OFF STREET PARKING
- MANICURED REAR LAWN AND PATIO
- SOUGHT AFTER AREA IN WETHERBY
- BEAUTIFULLY PRESENTED HOME
- EPC RATING-C / COUNCIL TAX BAND -E

**Offers Over £450,000**





# Lazenby Fold, Wetherby, LS22 6WN

## DESCRIPTION

Hunters Wetherby are proud to present to the market this stunning four bedroom detached house tucked away in the picturesque location of Lazenby Fold, Wetherby.

Upon entrance of this charming property you are met with a convenient entrance hall / cloakroom with dual aspect windows.

Graduating through the hallway, to the right, you'll find framed glass double doors which lead you to the beautifully presented lounge with a large window and a timeless, feature fireplace. The window floods the room with sunlight delivering a bright, pleasing atmosphere into the room.

The hallway opens up in to the modern kitchen which show cases panel wall and base units, integrated fridge freezer, induction hob, oven, FRANKE stainless steel sink as well as additional boiling water tap. The kitchen is benefitted by a large amount of storage space and also provides access to the fourth bedroom and W/C as well as the sunroom by a sliding patio door.

Adjacent to the kitchen, you are guided through a corridor which steps through to the ground floor, fully tiled W/C and cloakroom with a low level W/C, wash hand basin and heated tower rail.

Neighbouring the W/C is the fourth bedroom of the property - this well sized room benefits from a generously sized window. Next to this room is a door to access the rear garden.

The sunroom is a generously sized space with a large window to the left, skylight windows and bifold doors leading out onto the beautifully manicured rear yard which is mainly laid to lawn with a generous patio that is ideal for summertime family gatherings.

Graduating to the first floor of the property you are met with a horizontal hall way - to the left is the principle bedroom. This room isn't only spacious but is also enhanced by an ensuite with low level W/C, wash hand basin, walk in shower and fitted mirrored wardrobes providing ample storage space.

The next two bedrooms are thoughtfully designed single rooms which offer flexibility for family living or working from home.

The charming house bathroom is fully tiled which provides easy maintenance and a modern feel. The space is brightened by the good sized window and benefits from a low level W/C, wash hand basin and bath with shower attachment over.

Externally, the property benefits from a tarmac drive way - providing private off street parking. As well as this there is a manicured front garden alongside a pebbled boarder and a paved path from the pavement to the front door.

Wetherby is a historic market town in West Yorkshire, located on the River Wharfe. Wetherby is known for its attractive historic buildings like the Town Hall and Parish Church. Key road routes linking to Wetherby include the A1(M) and A661, which provide connections to Leeds and Harrogate. Wetherby is close to a selection of schools both primary and secondary.





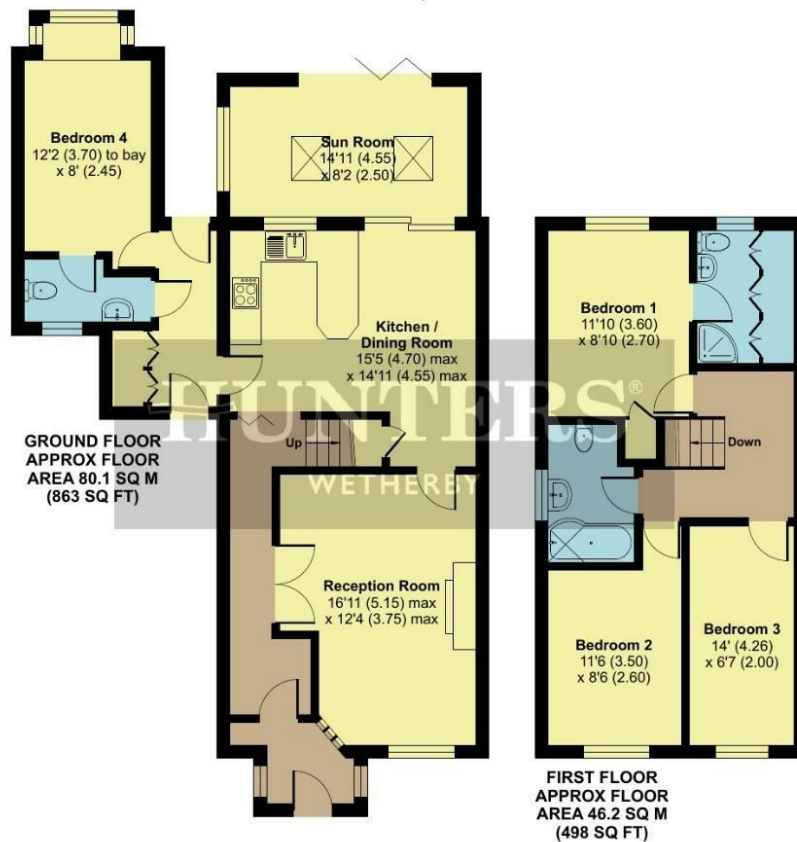




## Lazenby Fold, Wetherby, LS22

Approximate Area = 1361 sq ft / 126.4 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). © nichecom 2025. Produced for Hunters Property Group. REF: 1346243

### Viewings

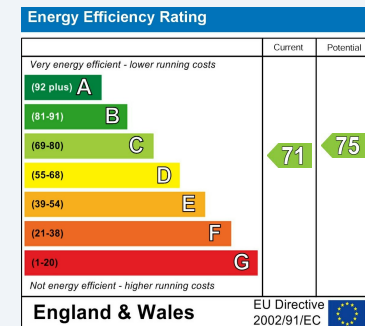
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.



5a Market Place Wetherby, LS22 6LQ  
Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

