



Fledborough
Hall Park Road, Walton, LS23 7DQ

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A modernised detached four bedroom, three bathroom dormer bungalow in this highly desirable and sought after village, offering spacious family accommodation set in good sized gardens of half an acre and with scope for further extension.

INTERNAL INSPECTION HIGHLY RECOMMENDED.

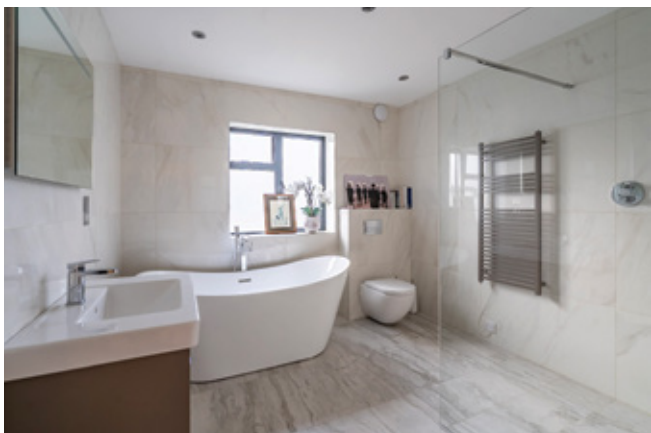
SITUATION AND DESCRIPTION

The property is located in the popular and sought after village of Walton, which lies 3 miles to the east of Wetherby and within 12 miles (approx) of the cities of York and Leeds.

Excellent located for commuting with the motorway network and mainline railway stations close by, the village has a new gastropub and a farm shop with convenience store and restaurant under construction and due to open in 2026.

Fledborough is a dormer bungalow that stands in a large plot of around half an acre with well proportioned gardens to the front and rear. The property has been modernised and improved on the ground floor to offer spacious family living accommodation with a large open plan kitchen with bifold doors to two sides, living room, master bedroom with ensuite, double bedroom, family bathroom and a third bedroom with shower room which can be annexed off easily to provide private accommodation for a senior member of the family or guests. With a further dormer bedroom to the first floor, the whole extends to circa 2570 sq feet internally. In addition the property also has the benefit of a large double garage, with front and rear access and with a separate storage room, and a quality Garden Room which was constructed in 2024, and is suitable for a home office, gym or entertainment room.





There is considerable scope to extend the property further to the first floor, in keeping with other properties in the locality.

Approached by a sweeping driveway, there is ample parking for multiple cars.

The property offers the following accommodation;

GROUND FLOOR

ENTRANCE HALL with under floor heating and built in display cabinet.

INNER HALL with underfloor heating.

KITCHEN/ DINING ROOM 28`11" x 22`4" (8.82m x 6.81m) with underfloor heating having a quality fitted kitchen with marble worktops by HUE Interiors of Boston Spa, having fitted units and a central island with double ceramic sink and mixer tap, gas hob, integral double oven, microwave, warming drawer and dishwasher. There are bifold doors to two sides and a roof light providing a lovely light filled room.

LIVING ROOM 25`1" x 14`9" (7.55m x 4.50m) with bay window to the front and cassette wood burner.

MASTER BEDROOM 23` x 16`4" (7.02m x 4.98m) with bay window and dressing area with fitted wardrobes. Ensuite, fully tiled with walk in shower, hand basin and wc. Underfloor heating.

BEDROOM TWO 14` 10" x 11` 5" (4.53m x3.48m) with bay window window.

HOUSE BATHROOM fully tiled and with walk in shower, free standing bath, vanity wash hand basin and wc.

REAR PORCH with door to patio and rear garden.

BEDROOM THREE 16`11" x 16`3" with adjoining shower room with walk in shower, vanity wash hand basin and wc and underfloor heating.

Stairs from inner hallway to the

HALF LANDING

FIRST FLOOR LANDING

BEDROOM FOUR 13` 3" x 9` 4" (4.05m x 2.05m)

LOFT ROOM 15`1" x 12` (4.6m x 3.66m)



OUTSIDE

DOUBLE GARAGE 24` x 6" (max) x 18` 6" (max) (7.48m x 5.65m) with electric up and over door to the front and single up and over door to the rear.

STORE ROOM/KENNEL 12` x 8` 11" with stable door.

GARDEN ROOM 24`1" x 9`13" (7.33mx 2.81) with bifold doors to the front and sliding door leading to patio area.

THE GARDENS

The whole plot extends to half an acre (est) with the property sitting centrally. The gardens are predominantly lawned with border areas and there is the benefit of access down the side of the property to a gateway for the rear garden. There is a large patio to the rear of the property excellent for summer entertaining.

SERVICES

All mains are attached. Full CCTV burglar alarm system.

GENERAL

The property was fully rewired approximately 6 years ago and a new gas boiler was installed at that time.

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Approximate Area = 2571 sq ft / 238.8 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

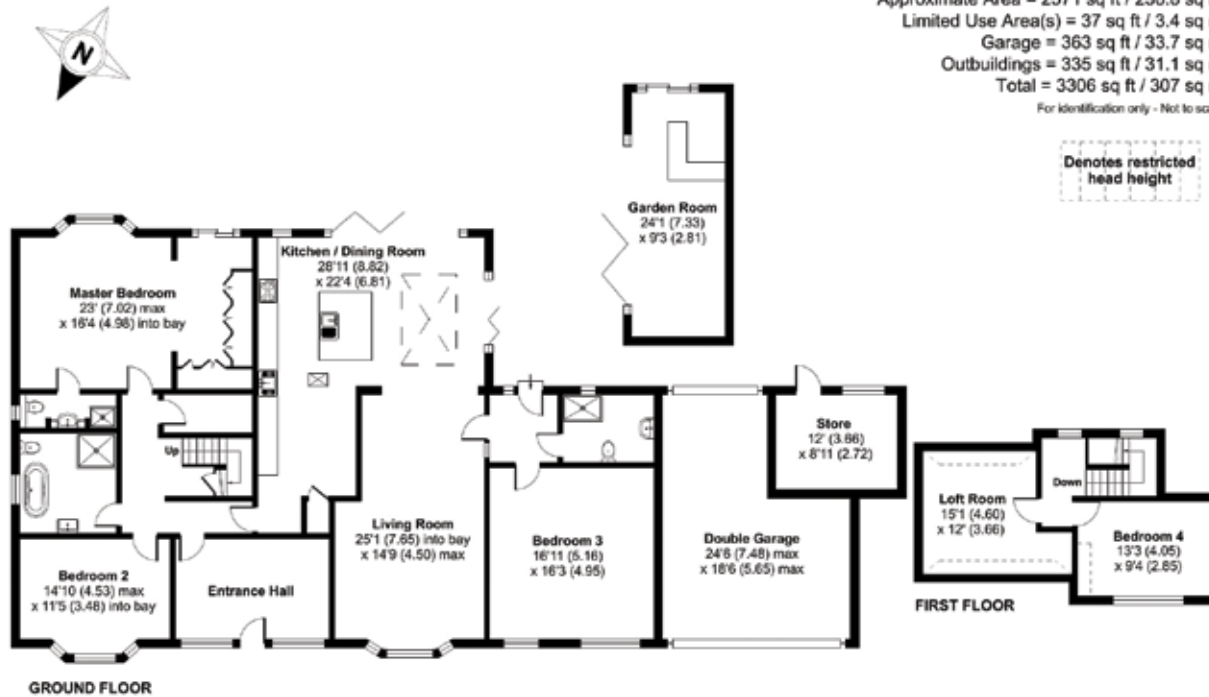
Garage = 363 sq ft / 33.7 sq m

Outbuildings = 335 sq ft / 31.1 sq m

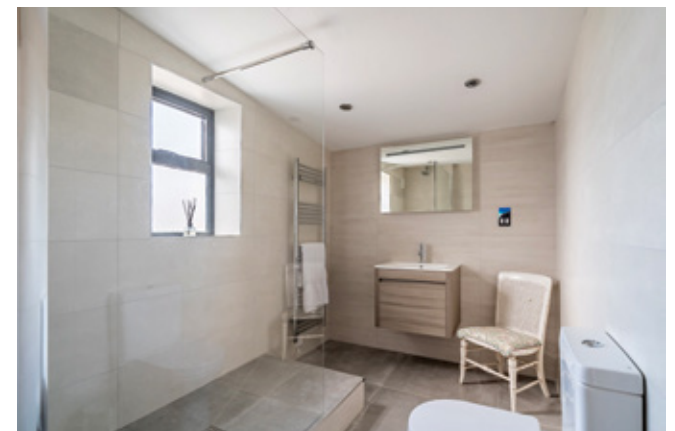
Total = 3306 sq ft / 307 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2025. Produced for Thomlinsons. REF: 1358812



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