

SECOND FLOOR

GAMES ROOM

6m x 3.7m (19'8" x 12'1")

This spacious and versatile room is currently used as a games room with a pair of Velux windows to rear and walk-in dormer window to front elevation with double radiator., T.V. aerial.

BEDROOM FIVE

6m x 3.2m (19'8" x 10'5")

With a pair of Velux windows to rear elevation, window to front with double radiator beneath.

GUEST SHOWER ROOM

An attractive white suite comprising low flush w.c, with half pedestal wash hand basin, walk-in shower cubicle, part tiled walls and attractive floor tiles, chrome ladder effect heated towel rail, Velux window, ceiling spotlights, extractor fan.

TO THE OUTSIDE

Occupying a choice position on this highly sought after development with private gated driveway to side providing ample space for multiple vehicles and serving access to :-

DETACHED DOUBLE GARAGE

6.1m x 6m (20'0" x 19'8")

A generous double garage with a pair of manual up and over garage doors, light and power laid on, overhead storage, personnel door to rear leading out to garden.

GARDENS



A neat shaped front lawn with an array of planted bushes

and shrubs, situated on the edge of the development enjoying established and mature trees to the front. The rear garden which is generous in size and enclosed with part wall and fenced perimeter with tall Laurel trees affording additional privacy and screening. There is a generous porcelain flagged patio with direct access off the kitchen diner and further raised decked area in the far corner ideally placed to catch the sun. Outside lighting, outside water.

COUNCIL TAX

Band G (from internet enquiry)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2024

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ 6 Woodland Close, LS22 6BJ

Occupying an exclusive plot on Spofforth Hill accessed by a private driveway tucked away from the rest of this modern development The "Otley" could be described as the perfect family home. Revealing exceptionally well balanced and spacious living accommodation arranged over three floors, boasting a superb open plan living, kitchen / diner with bi-fold doors straight out onto private rear garden.

- Six-bedroom superb family home
- Principal bedroom having dressing area and luxury en-suite bathroom
- House bathroom and further shower room on the second floor
- Impressive open plan living/kitchen diner
- Two reception rooms, downstairs w.c.
- Eye-catching Inglenook fireplace to lounge



£1,175,000 PRICE REGION FOR THE FREEHOLD

2 Recep 6 Beds 2 Bath 2 En-suites

MISREPRESENTATION ACT

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Premium

All-round excellence, all round Wetherby since 1950

WETHERBY

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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby town centre along Westgate up Spofforth Hill before turning right into Ingbarrow Gate. Left onto Barrow Way follow the road around to the left and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Built by the well renowned Bellway Homes "The Otley" offers exceptionally well-balanced and spacious living accommodation, skilfully arranged over three floors. The accommodation which extends to approximately 2900 sq ft excluding garage. Beautifully presented and tastefully decorated throughout and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

An impressive entrance hall accessed via composite front door with obscure glazing to side and above, staircase to first floor with practical understairs storage cupboard, attractive floor tiles that flow throughout a large portion of the ground floor accommodation.

DOWNSTAIRS W.C.

A stylish white suite comprising low flush w.c., vanity wash basin, part tiled walls, extractor fan.

LOUNGE

5.2m x 3.7m (17'0" x 12'1")



A well-balanced room with two double glazed windows to front elevation, eye-catching Inglenook fireplace exclusive to the "Otley" design, with attractive brick inset, wood burning stove surmounted upon a slate hearth and impressive heavy oak mantle above. T.V. aerial, LED ceiling spotlights.

PLAYROOM

3.6m x 2.7m (11'9" x 8'10")

With a pair of windows to front elevation, double radiator, LED ceiling spotlights.

UTILITY

2.8m x 1.7m (9'2" x 5'6")

With side door to driveway and garage. Fitted Shaker style wall and base units, laminate worktop with matching up-stand, inset sink unit and mixer tap, space and plumbing beneath for automatic washing machine and tumble dryer, wall mounted boiler. Useful cloaks cupboard.

SUPERB OPEN PLAN LIVING KITCHEN/DINER

9.9m x 4.4m (32'5" x 14'5") overall



A comprehensively equipped kitchen area comprising a bespoke hand painted range of Shaker style wall and base units with glass display cabinets, Quartz work surfaces with matching up-stand, inset ceramic sink unit with mixer tap, integrated dishwasher beneath. Range cooker with 5 ring gas hob and griddle, extractor hood above, full height fridge and separate freezer, large central island with matching work surfaces and base units. Tiled floor covering that flows seamlessly through into adjacent dining area with ample space for dining table and chairs, beyond which is a comfortable sitting area. A pair of vertical radiators, LED ceiling spotlights, impressive 5-leaf bi-folding doors leading out to rear garden.



FIRST FLOOR

LANDING AREA

With window to front elevation, radiator beneath, staircase to second floor.

PRINCIPAL BEDROOM

6.1m x 3.7m (20'0" x 12'1")

An impressive bedroom suite with fitted "his & her's" wardrobes and dressing area, a pair of windows to front elevation, double radiator, internal doorway leading to :-



LUXURY EN-SUITE BATHROOM

An attractive modern white suite comprising free-standing bath, vanity wash basin, low flush w.c., with concealed cistern, a most generous walk-in shower cubicle, attractive wall and floor tiles, chrome ladder effect heated towel rail, extractor fan, window to rear.

BEDROOM TWO

5m x 3.7m (16'4" x 12'1") overall

With a pair of windows to rear elevation, radiator beneath, internal door leading to :-



EN-SUITE

A modern white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, walk-in shower cubicle, part tiled walls and floor covering, chrome heated towel rail, LED ceiling spotlights, extractor fan.

BEDROOM THREE

3.4m x 3.3m (11'1" x 10'9")

With window to rear elevation, radiator beneath.

HOUSE BATHROOM

An impressive bathroom suite comprising modern range of Rocca vanity ware comprising low flush w.c., concealed cistern, half pedestal wash basin, free-standing bath, large double shower cubicle, part tiled walls and attractive floor tiles, chrome ladder effect heated towel rail, window to side elevation, LED ceiling spotlights, extractor fan.



HOME OFFICE

3.7m x 2.2m (12'1" x 7'2")

With a pair of windows to front elevation, radiator beneath.