



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

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

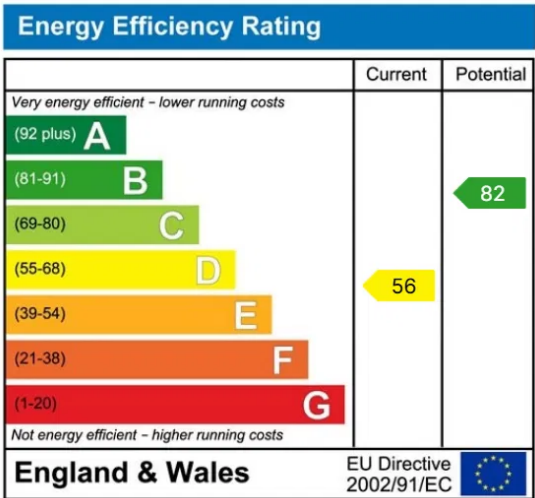
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 March 2025



MISREPRESENTATION ACT

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Wetherby ~ 46 Otterwood Bank, LS22 7XT

Presented to the market for the first time in 25 years, this four-bedroom detached family home offers a rare opportunity in a popular location. Set on an expansive, mature garden plot the property boasts excellent potential for future development and extensions (subject to necessary planning permissions). An internal inspection is highly recommended to fully appreciate the potential and setting this home provides.

- Four bedroom detached family home with huge potential
- Two reception rooms
- Kitchen with integrated appliances
- Large drive to front serving single garage
- Mature private rear garden of exceptional size and proportion
- Tremendous scope for extension (STPP)
- Early viewing advised to avoid disappointment
- Level walking to Wetherby amenities and local schools
- Early viewing advised

£425,000 GUIDE PRICE



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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Property Description

Enjoying a large mature plot on this popular development within walking distance to an excellent range of town centre amenities and local schools, the accommodation which would now benefit from some cosmetic updates in further detail comprises:-

To the ground floor, accessed through a side entrance, the hallway leads to a returned staircase to the first floor and includes a convenient downstairs WC. The spacious lounge is a bright and welcoming room, featuring a generous bay window at the front with a pleasant outlook over the lawned garden. A radiator sits beneath the window and an electric fire with a modern surround adds a cozy feel. From the lounge, a doorway leads to the formal dining room which boasts double patio doors opening out onto a large patio area and a private garden beyond, perfect for "al fresco" dining. The fitted kitchen offers a range of wall and base units, complemented by laminate worktops and tiled splashbacks. It includes an inset one and a quarter sink unit, with integrated appliances such as a dishwasher, oven and grill, a 70/30 split fridge, gas hob and an extractor hood. A further side external door.

To the first floor, the landing area provides access to four bedrooms, with a loft access hatch. Bedroom one features floor to ceiling fitted wardrobes along one side and enjoys a rear garden-facing aspect. Bedroom two is another generous double, with a built-in airing cupboard housing the hot water cylinder. Bedrooms three and four also share the well presented family bathroom.

To the outside, a generous driveway at the front offers off street parking for multiple vehicles and extends down the side of the property, leading to a single garage. The garage features an electric up and over door, with light, power and plumbing laid on. Along with a personnel door to the side.

The rear garden is a standout feature of this family home, offering a large, private space with established hedging around the perimeter and tall trees providing an exceptional level of privacy. A spacious patio stretches across the rear of the property, making it the ideal spot for outdoor dining and entertaining. There is also great potential for extensions to the side and rear (subject to necessary planning consents). Additional outdoor features include three garden sheds, a bin store, providing plenty of practical storage space. There is an outdoor water supply and power.

