



**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.

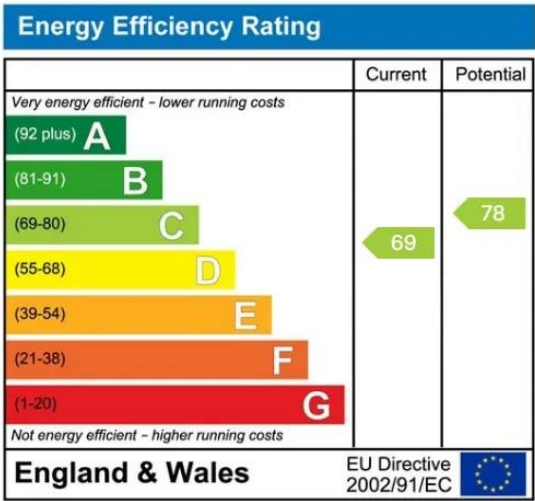
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



**Wetherby ~ 48 York Road, LS22 6SL**

An extended and comprehensively modernised four bedroom three bathroom detached family home enjoying three reception rooms to the ground floor and south facing private gardens to the rear. Occupying a central location within level walking distance of Wetherby town centre.

- Four generous sized double bedrooms
- Three bathrooms, two of which have ensuite facility
- Three reception rooms to ground floor
- Open plan kitchen diner with central island and integrated appliances
- Electric gates and off road driveway parking
- South facing established garden to rear
- Excellent town centre location
- Generous proportions in excess of 2000 sq ft

**£650,000** PRICE REGION

3 4 3

**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Property Description

Entered via a modern composite door into a welcoming entrance hallway with useful under-stairs storage cupboard and staircase rising to the first floor. Amtico flooring seamlessly connects the hallway, formal dining room, sunroom, and into the superb open-plan kitchen diner.

To the front of the property is a spacious reception room, currently utilised as a formal dining area, enjoying natural light via a double-glazed bay window. Sliding doors lead through to a delightful sunroom with French-style patio doors opening onto a private, south-facing rear garden.

An open archway flows into a stunning open-plan kitchen diner, comprehensively fitted with an extensive range of Shaker-style wall and base units, solid oak work surfaces with tiled splashbacks, and a striking central island unit with Quartz worktop and breakfast bar seating. Quality integrated appliances include Bosch twin ovens, a five-ring gas hob with extractor above, AEG undercounter dishwasher, integrated microwave and warming drawer. There is also a designated recess for an American-style fridge freezer, with further space and plumbing for a washing machine and tumble dryer.

An extended and well-proportioned sitting room creates a warm and inviting family space.

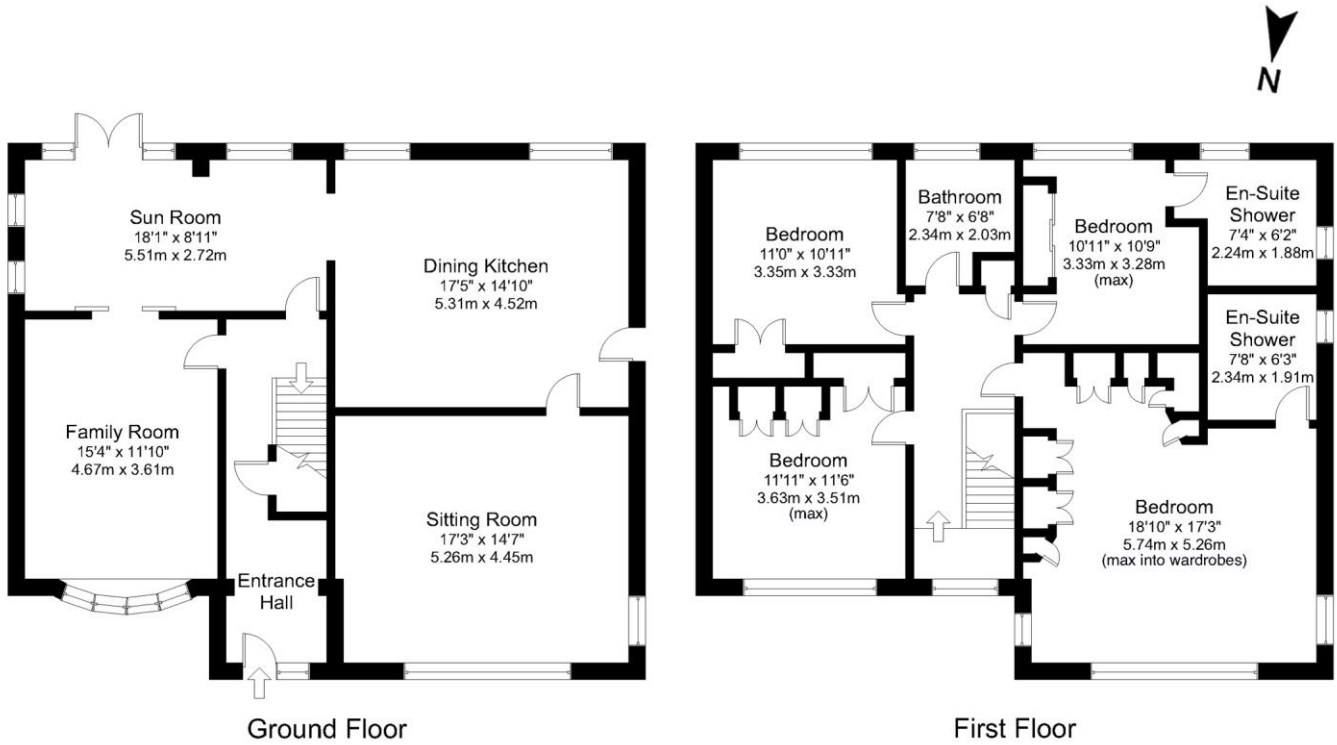
To the first floor, a generous landing with loft access and airing cupboard leads to four excellent double bedrooms. The principal suite is of exceptional proportions, enjoying triple-aspect double-glazed windows, fitted wardrobes to two walls, and a stylish en-suite shower room.

Bedroom two, a further generous double, also benefits from fitted wardrobes and a modern en-suite shower. Bedrooms three and four are both well-sized doubles with fitted storage cupboards and solid oak flooring throughout.

The house bathroom is tastefully appointed with a modern white suite comprising low flush W.C., pedestal wash basin, and a panelled bath with shower over and glazed screen. Tiled walls and Amtico flooring complete the space.

To the outside; a block-paved driveway provides ample off-street parking for multiple vehicles behind electrified gates, rights and responsibilities are shared 50/50% with the neighbouring property.

To the rear, the enclosed south-facing garden is both established and low-maintenance. Featuring a timber-decked seating area, stone-flagged patio, and decorative shale borders hosting a variety of mature shrubs and flowering plants. A combination of timber fencing and well-established hedgerow provides a high degree of privacy. This creates an ideal space for outdoor entertaining and al fresco dining during the summer months.



Gross internal floor area (approx.): 186.3 sq m (2,005 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

