



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.

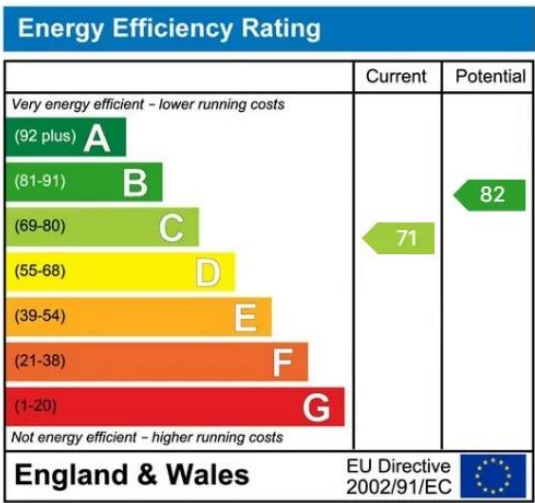
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 August 2025



Wetherby ~ 11 Chatsworth Drive, LS22 6XY

An impressive and skilfully extended four bedroom detached home occupying a choice position with generous sized private gardens to rear situated upon this popular residential development off Spofforth Hill

- Skilfully extended detached family home
- Three reception rooms
- Two bedrooms to first floor with house bathroom
- Two bedrooms to ground floor with shower room
- Stunning L-Shaped kitchen diner with integrated appliances
- Driveway parking and integral garage
- Generous sized rear garden with stone flagged patio seating
- Established gardens to front and rear
- Excellent location

£675,000 PRICE REGION

3 4 2

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Situated in a sought-after residential location set back from Spofforth Hill, this tastefully extended property offers impressive and well presented living accommodation in excess of approx. 1888 sq ft.

Entering through a double-glazed front door into a welcoming entrance porch, internal doors open into a bright and spacious L-shaped living room. A feature bay window to the front floods the space with natural light, while a stylish fireplace with black marble hearth, timber surround, and inset gas fire creates a charming focal point.

Extended to the left hand side, a truly stunning 'L-shaped' kitchen, dining, and family space forms the heart of the home. Complemented with a a striking lantern-style ceiling window, curved double-glazed windows, and French doors opening onto the rear garden, this area enjoys an abundance of natural light throughout the day.

The contemporary kitchen is fitted with a sleek range of handle-less wall and base units, work surfaces with matching upstands and tiled splashbacks. High-specification integrated appliances include a double electric oven with grill function, integrated microwave, five-ring gas hob with extractor above, under-counter dishwasher, washing machine, and wine fridge. There is also a designated recess to accommodate an American-style fridge freezer. Wide-board laminate flooring flows seamlessly from the kitchen and breakfast bar into the family seating area and benefits from underfloor heating.

An open archway leads from the inner hallway to an extended reception room, currently used as formal dining room. Enjoying a charming double-glazed porthole window to the side and French style patio doors opening onto the attractive rear garden.

The ground floor further benefits from a guest bedroom with aspect over the rear garden, and a fourth bedroom/study offering flexible accommodation. These bedrooms are served by a modern ground floor shower room.

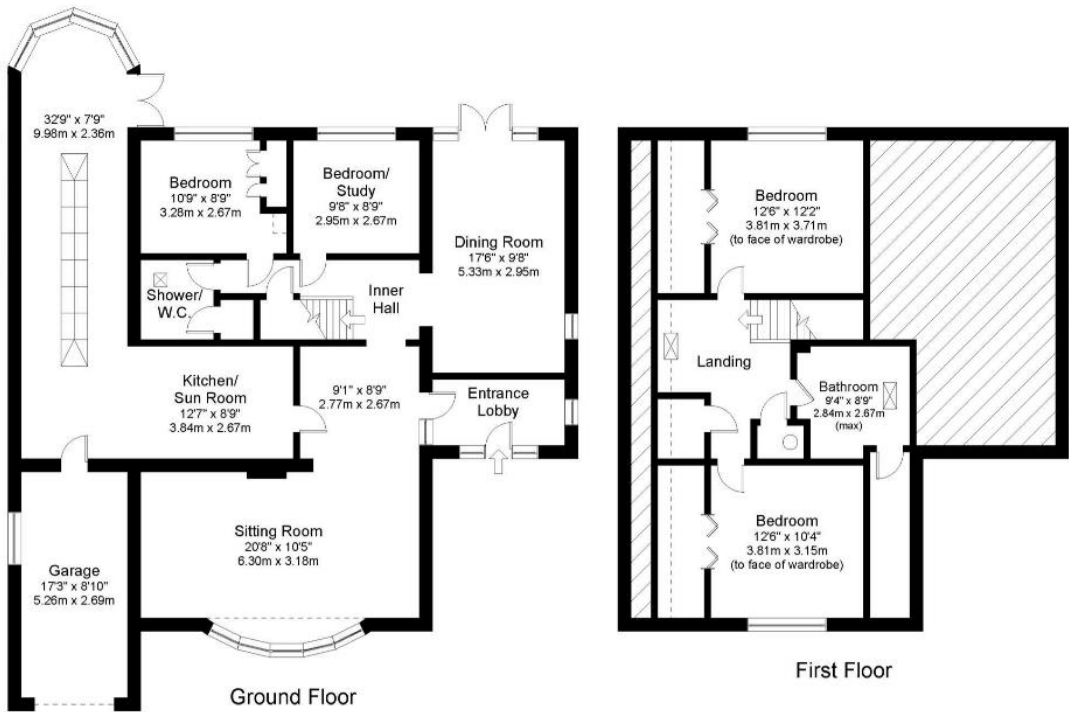
To the first floor, the landing gives access to two deep storage cupboards—one housing the insulated hot water tank with shelving above—as well as a useful recess used as home office space. A loft access hatch opens to a partially boarded attic space providing additional storage.

The house bathroom is of generous proportions and features a modern four-piece suite comprising low flush w.c., vanity wash basin with cupboard storage, panelled bath, and large step-in shower cubicle. Further access is available to deep eaves storage.

The principal bedroom is a generous double room with fitted eaves storage wardrobes and a large double-glazed window enjoying elevated views over the rear garden and beyond. A second spacious double bedroom is situated to the front of the property, with a double-glazed window and sliding doors leading to extensive eaves storage.

Externally, a tarmac driveway provides ample off-road parking and leads to an integral garage, fitted with an electric up-and-over door, lighting, power, sink unit and wall-mounted Ideal Logic gas-fired central heating boiler.

The front garden is neatly landscaped, set largely to lawn with established borders behind a low stone wall. The rear garden is a particular highlight, boasting a generous lawn, established flower beds stocked with mature shrubs, flowering bushes, and fruit trees. A stone-flagged patio offers the perfect spot for outdoor entertaining and alfresco dining during warmer months. Timber fencing provides privacy, and a timber shed offers useful outdoor storage.



Gross internal floor area excluding Garage & Eaves (approx.): 175.4 sq m (1,888 sq ft) Not to Scale. Copyright © Apex Plans.

