



TENURE
Freehold.

COUNCIL TAX
Band E

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.

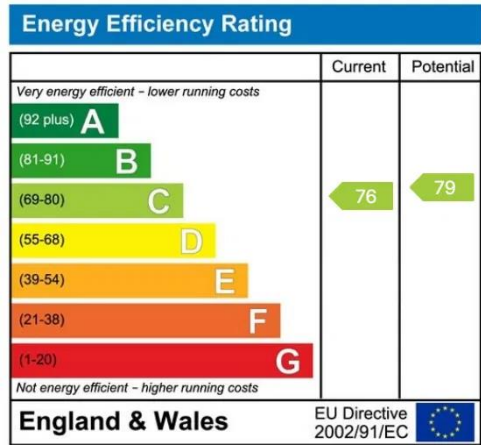
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2025



Wetherby ~ 20 Chatsworth Drive, LS22 6XY

An attractive and significantly extended four double bedroom family home located on this highly favoured, established development just of Spofforth Hill, Wetherby. Early viewing advised to avoid disappointment.

- Skilfully extended four bedroom detached family home
- Generous breakfast kitchen with utility room
- Light-filled sun lounge with patio access
- Spacious family living room
- Principal bedroom with en-suite shower room
- Versatile accommodation with ground floor bedroom/home office
- Well-maintained front garden and private rear garden
- Generous drive and integral garage

£625,000 PRICE REGION

3 4 2

MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

This extended property offers spacious accommodation set across two floors, with a fantastic two storey rear extension that provides a light-filled family living space to the ground floor and generous principal bedroom. The accommodation in further detail comprises:-

The property is accessed via a side entrance, leading into a spacious entrance hallway with a staircase to the first floor, featuring a useful storage cupboard and guest WC. The fourth bedroom/home office enjoys direct access to the enclosed rear garden via patio doors.

A snug room leads into the extended sun lounge, a lovely light room with large windows, two ceiling lights and double patio doors leading out to the rear garden. The separate dining room offers ample space for a large dining table, with a window to the side.

The generous breakfast kitchen forms the heart of the home, fitted with a range of shaker-style wall and base units, an integrated Range cooker with five-ring gas hob and extractor above. There's space for a dishwasher, fridge and freezer, plus a breakfast area with patio doors opening onto the garden. A separate utility room provides space and plumbing for white goods, along with additional eye-level units. The family living room is another spacious, light-filled area with a large bay window, an attractive modern fireplacewith living flame gas fire, and sleek polished marble surround.

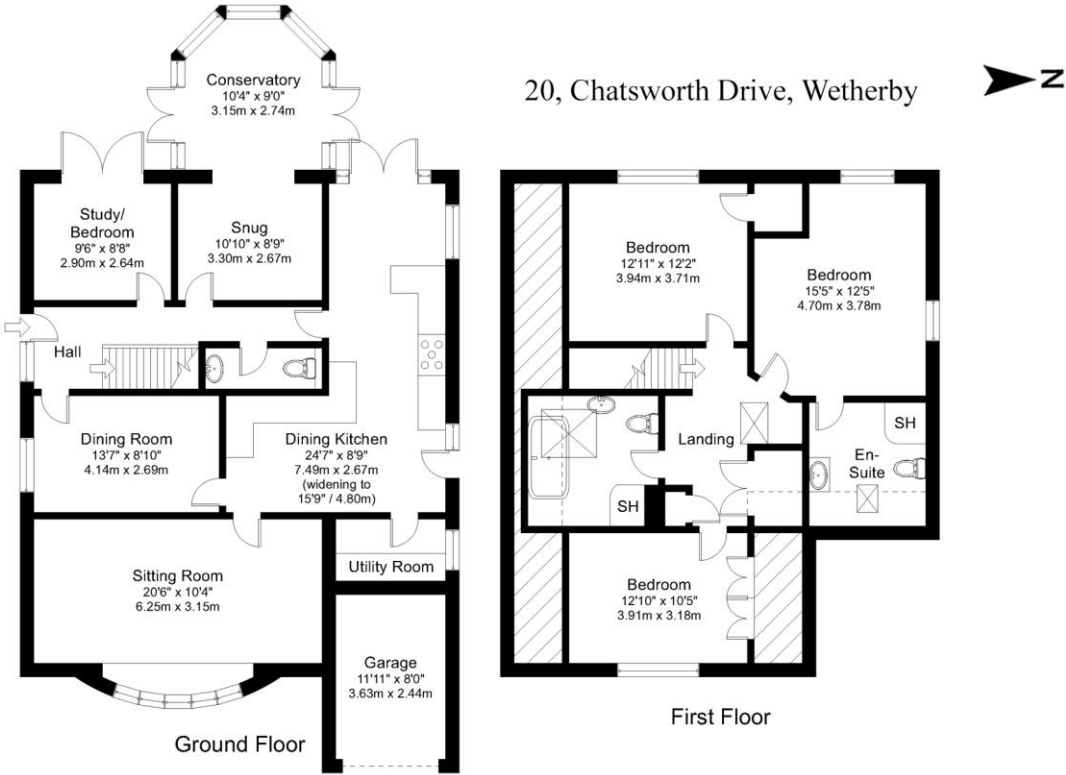
The first-floor landing benefits from loft access to a practical boarded loft space and a useful airing cupboard. There are three generous double bedrooms, with the principal bedroom enjoying dual aspects and a spacious en-suite shower room.

Bedrooms two and three are both comfortable doubles with eaves storage and are served by the modern house bathroom, which includes a large bath, separate shower cubicle and a vanity wash basin.

To the outside, the property is set back from the road, with a large tarmac driveway providing off-street parking for multiple vehicles, leading to the integral garage with an up-and-over door. The front garden is neatly landscaped with a dwarf stone wall and flower beds. A path leads to the rear garden, which includes a stone-flagged patio area, raised lawn and further hardstanding and seating areas, ideal for catching the afternoon sun.

A recent addition to the property is a timber home office, offering versatile space with light and power - perfect for working from home or additional storage.

Situated in a highly desirable residential location, close to local amenities, transport links and Wetherby’s vibrant town centre.



Gross internal floor area excluding Garage & Eaves (approx.): 172.7 sq m (1,859 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

