



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 October 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Wetherby ~ Stoneleigh, 6 North Grove Road, LS22 7QL

Offered on the open market for the first time in over 53 years, a much-loved traditional stone-built detached house, occupying a desirable position set back from Deighton Road and enjoying a pleasant open outlook a

- Individual stone built detached house
- Two reception rooms
- 3 bedrooms and bathroom
- Scope to extend stpp
- Mature gardens and pleasant aspect
- Well maintained with scope for modernisation
- No onward Chain

£385,000 OFFERS OVER



MISREPRESENTATION ACT

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Property Description

Offered on the open market for the first time in over 53 years, this is a much-loved traditional stone-built detached house, occupying a desirable position set back from Deighton Road and enjoying a pleasant open outlook across a grassed area. Ideally located within level walking distance of local amenities, including the nearby Aldi supermarket, regular bus services, and within a mile of Wetherby town centre, the property presents a rare opportunity to acquire a long-term family home with scope for modernisation and extension, subject to the necessary consents.

This well-maintained home has been cherished by the same family for decades and retains an inviting, homely feel, complemented by a number of traditional features. These include parquet wood flooring in the entrance hall and lounge, attractive fireplaces, and thoughtfully replaced oak internal doors which blend seamlessly with the character of the property. Modern comforts such as double-glazed windows and a gas-fired central heating system are already in place, offering a solid foundation for further updating.

The accommodation is well laid out and begins with an enclosed entrance porch leading into a welcoming hallway, where a staircase rises to the first floor and a useful downstairs cloakroom/WC is found. There are two generously sized reception rooms, both enjoying dual aspects and featuring fitted gas fires in attractive surrounds, allowing for flexible use of space and abundant natural light.

The kitchen is fitted with a range of lime oak wall and base units with complementary worktops, a sink unit, gas cooker and hob, as well as integrated appliances including a dishwasher and fridge. Adjoining the kitchen is a practical utility space with further fitted storage, a door leading out to the rear garden, and internal access to the attached garage.

Upstairs, there are two spacious double bedrooms, each with dual aspects and fitted wardrobes, offering comfortable and light-filled accommodation. A third single bedroom—currently used as a study—also benefits from a drop-down bed and a dressing table. The bathroom includes a panelled bath, wash basin, and airing cupboard housing the gas-fired boiler, with a separate WC located adjacent.

Externally, the property is set within beautifully tended and well-established gardens. Shaped lawns, stone-flagged paths and a patio area are framed by mature shrubs and planting, providing a delightful outdoor setting. A private driveway leads to an integral garage, while a timber garden shed offers additional storage to the rear.

With no onward chain, this charming home offers an exciting opportunity for the next owners to modernise and potentially extend, creating a home tailored to their needs in a highly convenient location.

