



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

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

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

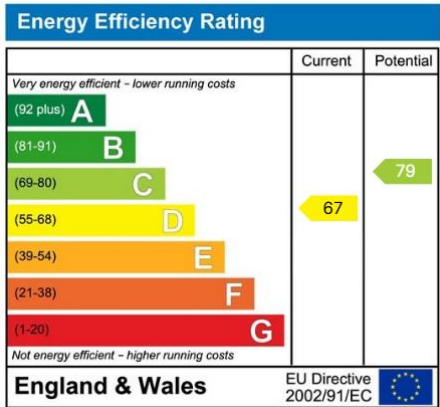
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



Wetherby ~ Southdown, 10 Fledborough Road, LS22 6AB

A substantial five bedroom family home set within a generous and mature garden plot, offering versatile living space and elegant interiors throughout. Ideally positioned on this highly sought-after development just off Linton Road with excellent access to local amenities, schools and transport links for commuting further afield.

- Striking five bedroom family home
- Impressive plot within this highly favoured development
- Spacious living room with wood burning stove
- Elegant sun lounge with private garden views
- Stylish kitchen with granite worktops and quality Bosch appliances
- Principal bedroom with built-in wardrobes and en-suite shower room
- Three further double bedrooms, plus a nursery/home office
- Generous balcony accessed via sliding doors from the galleried landing
- Ample driveway parking and integral double garage
- Mature gardens to front, side and rear with patio and decked entertaining areas

£899,950 PRICE REGION

4 5 2

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Renton & Parr

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

“Southdown” occupies a generous, mature garden plot situated on a highly regarded development just off Linton Road, this substantial five-bedroom, four reception room family home offers well balanced accommodation thoughtfully designed for modern living. With the benefit of double glazed windows and gas fired central heating the accommodation briefly comprises:-

To the ground floor, upon entering through a modern composite front door the property opens into an impressive entrance hallway flooded with natural light. Exposed hardwood flooring adds warmth and character, while a return staircase rises to the first floor. A downstairs W.C. is conveniently positioned off the hall along with a dedicated home office.

To the front, the spacious living room is tastefully decorated, featuring an attractive fireplace with a wood-burning stove. The elegant dining room at the rear enjoys lovely views over the garden and provides access to a private patio. With ample space for a dining table and chairs, panoramic window and a roof light window fill this room with natural light, creating an inviting atmosphere.

A versatile snug room flows seamlessly from the the dining room and leads into the breakfast kitchen, which is fitted with modern wall and base units, granite work surfaces and quality integrated appliances, including oven, five-ring induction hob, dishwasher and a one and a quarter sink beneath a rear-facing window. The adjoining utility room continues the theme of practicality and style, featuring matching units, an integrated washing machine and dishwasher, and provides access to the private decked area, perfect for "al-fresco" dining and the integral double garage. The garage has an electric up and over door, lighting, power, and plumbing for additional white goods. A wall-mounted Glow-worm gas boiler and pressure cylinder are housed here.

To the first floor, a large galleried landing is bathed in natural light, with modern sliding patio doors that open onto a generous balcony to the front - a delightful feature. The principal bedroom offers views over the mature gardens, built-in wardrobes and a stylish en-suite shower room with a large double shower cubicle. Bedroom two enjoys rear facing aspect and built-in double wardrobe, bedrooms three and four, both doubles, are served by a generous house bathroom with a bath, shower over, pedestal wash basin and W.C. While bedroom five, offers flexibility as a nursery or additional home office.

To the outside, the property is approached via a large tarmac driveway, providing ample off-street parking for several vehicles and access to the double integral garage. The large gardens are a particular feature, with mature trees and hedging offering a high degree of privacy. A section of the garden is enclosed by fencing providing a private and secure space. A generous stone patio area to the side is perfect for enjoying the afternoon and evening sun, while a recently constructed decked area provides further space for outdoor dining and entertaining.

