



TENURE
Freehold.

COUNCIL TAX
Band C (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.

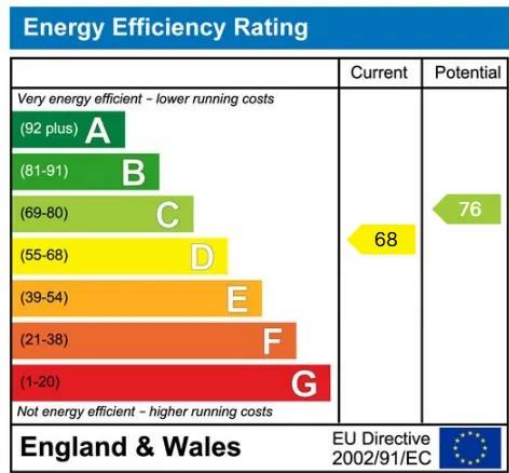
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 November 2025



Wetherby ~ 11 McBride Way, LS22 6NW

A well proportioned three bedroom semi-detached home, occupying an enviable position within level walking distance to Wetherby's excellent town centre amenities.

- Three bedroom semi detached home
- Lounge with feature fireplace
- Dining room with French style patio doors
- Kitchen and separate utility
- Low maintenance patio garden
- Allocated parking space to the front
- Town centre location

£295,000 PRICE REGION



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

Occupying a pleasant position within this ever-popular residential development, this attractive home offers comfortable, well-planned living space arranged over two floors. Benefitting from gas fired central heating and double glazed windows, the property in further detail comprises:-

An entrance porch opens into a welcoming hallway with staircase to the first floor and guest w.c. The living room enjoys a large picture window to the front elevation, feature fireplace with marble hearth and timber surround, with living flame gas fire inset. An arched opening leads seamlessly through to a bright and airy dining room, enjoying French style patio doors opening onto the rear garden.

The breakfast kitchen is fitted with a comprehensive range of wall and base units with coordinating work surfaces and tiled splashbacks. There is space and plumbing for an undercounter dishwasher, fridge, and freezer, together with a freestanding double oven. A useful utility room provides additional appliance space and plumbing for a washing machine and tumble dryer, as well as housing the Ideal Logic gas-fired central heating boiler.

To the first floor, a landing area provides access to the loft and an airing cupboard with hot water cylinder and linen shelving above. The principal bedroom is a generous double with large double glazed picture window to the front. Bedroom two is another well-proportioned double overlooking the rear garden, while bedroom three offers flexibility as a single bedroom, nursery, or generous sized home office, complete with built-in wardrobe storage. The house bathroom features a coloured three-piece suite comprising low flush w.c, pedestal wash basin and panelled bath with shower and screen above.

Externally, the property benefits from an allocated parking space to the front, with a side pathway leading to a low-maintenance rear garden featuring both flagged patio and timber decked seating areas. Enclosed by timber fencing and brick walling, the garden enjoys a good degree of privacy – perfect for outdoor relaxation and al fresco dining in the summer months.

