







Wetherby ~ The Shambles, 3 Langdale Close LS22 6YE

Guide Price £600,000

An impressive and sympathetically extended three bedroom three bathroom detached bungalow occupying a quiet cul-de-sac position upon the highly regarded residential development off Spofforth Hill. Early viewing is recommended to avoid disappointment.

Bedrooms: 3 | Bathrooms: 3 | Receptions: 1

Council Tax Band: F

Tenure: Freehold









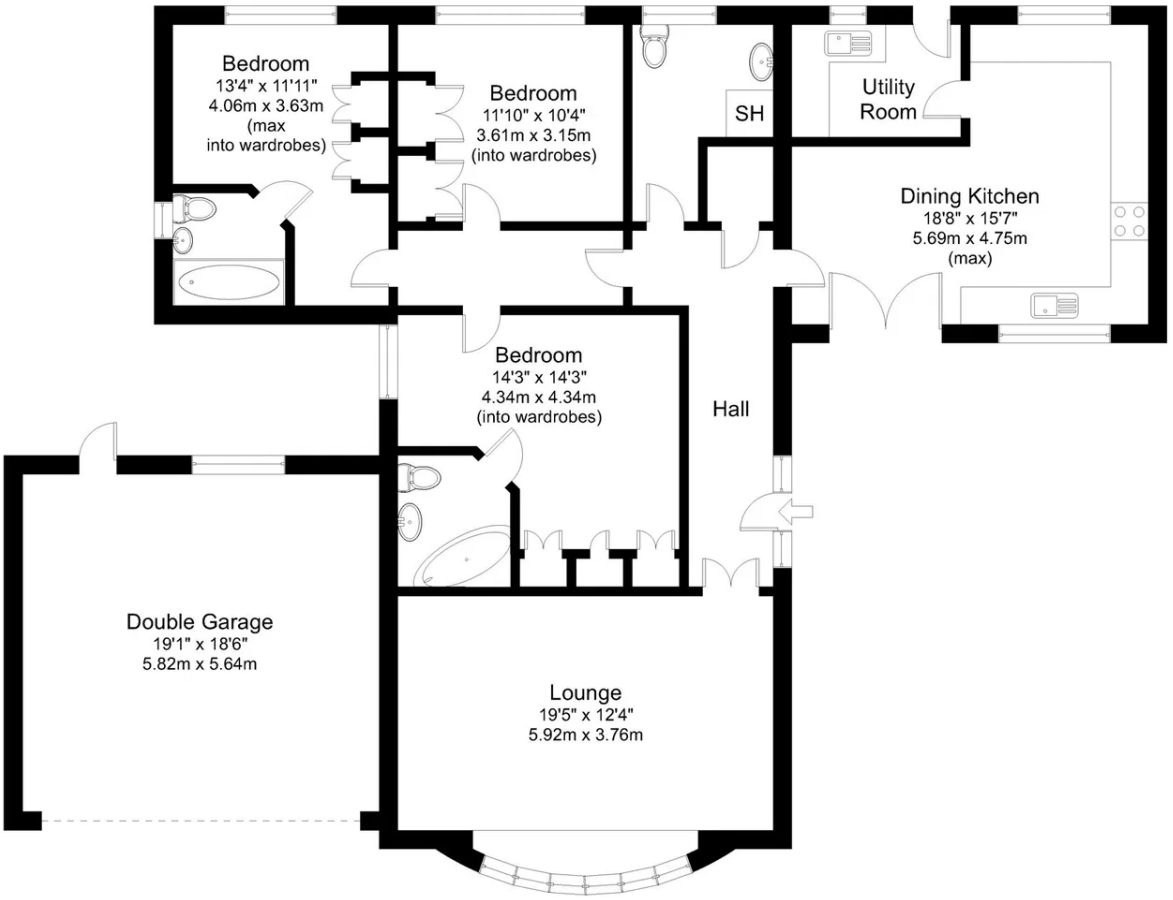
Property Description

Entered via a double glazed front door into a welcoming central hallway providing access to the principal accommodation. A generous sized sitting room enjoys an attractive bay window to the front elevation. Extended to the side, a bright and airy kitchen diner creates an excellent welcoming space for everyday living and entertaining. Fitted with a range of shaker-style wall and base units, complementary work surfaces and integrated appliances, the kitchen opens to a dining area with patio doors opening onto a stone-flagged seating area and garden beyond. A separate utility room provides additional cabinetry, work surface, laundry facilities and external access.

The principal bedroom is a generous double with fitted wardrobes and an en-suite bathroom. Bedroom two is a further double bedroom with fitted wardrobes and its own en-suite, whilst bedroom three is currently utilised as a cosy snug, offering flexibility to suit individual requirements. A modern shower room and useful airing cupboard from the inner hallway complete the spacious living accommodation.

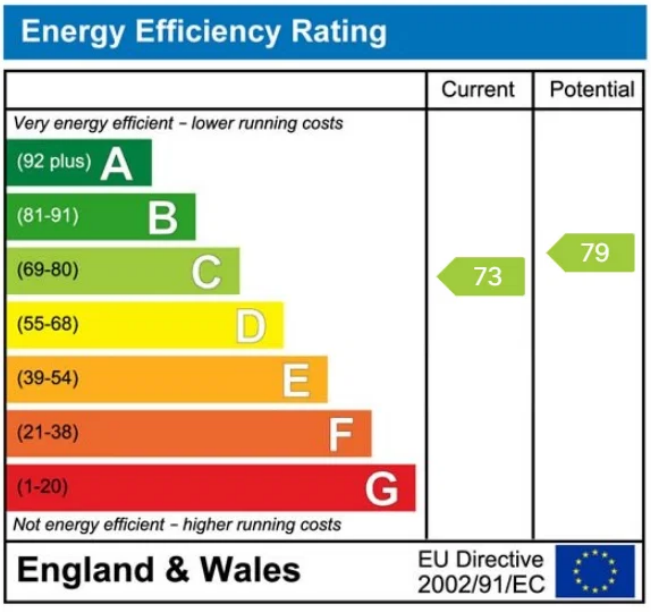
To the outside, a generous driveway provides ample off-street parking and leads to the double garage with electric roller door, light and power. Attractive lawned gardens wrap around the front and side of the property, complemented by well stocked borders and a stone-flagged patio, creating an ideal setting are for outdoor entertaining, dining and relaxation. Pathways extend around to the rear of the property to a further paved area and access to the rear of the garage.

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.



Gross internal floor area excluding Double Garage (approx.): 124.4 sq m (1,340 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.





Details prepared November 2026

SERVICES
We understand mains water, 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.

VIEWINGS
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS
We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £40.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

DISCLAIMER
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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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