



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		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 3 North Grove Drive, LS22 7QA

A beautifully presented and deceptively spacious three/four bedroom home occupying a generous plot within this established and highly regarded part of Wetherby. Stylishly appointed throughout, the property offers versatile accommodation, mature private south facing garden and exceptional outdoor entertaining space.

- Highly versatile three/four bedroom home
- Skilful renovated and extended now revealing first floor accommodation
- Lounge with wood burning stove and garden views
- Versatile family room - ideal as guest bedroom (four)
- Stylish ground floor shower room with striking tiles
- Bespoke kitchen with granite worktops and Belfast sink
- Dining area flows into practical pantry with open shelving

£685,000 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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

Recently reconfigured and now boasting a skilfully convert loft space with Dorma windows, this truly unique home has been finished to an excellent standard both inside and outside, tastefully decorated throughout the accommodation in further detail comprises:-

A welcoming open entrance porch with attractive stone flagging sets the tone for this beautifully presented home. A modern composite entrance door opens into a spacious and stylishly decorated hallway, complete with return staircase to the first floor and useful under-stairs storage. The principal lounge enjoys a delightful dual aspect with views over mature, private gardens. A wood-burning stove rests on a slate hearth with timber mantel surround, creating a cosy focal point. There is a versatile family room that could easily be utilised as a guest bedroom (four). Bedroom three is a comfortable double with side and rear facing windows and built-in wardrobes, served by a beautifully appointed ground floor shower room finished with attractive wall and floor tiling, the suite includes a vanity wash basin and low flush WC.

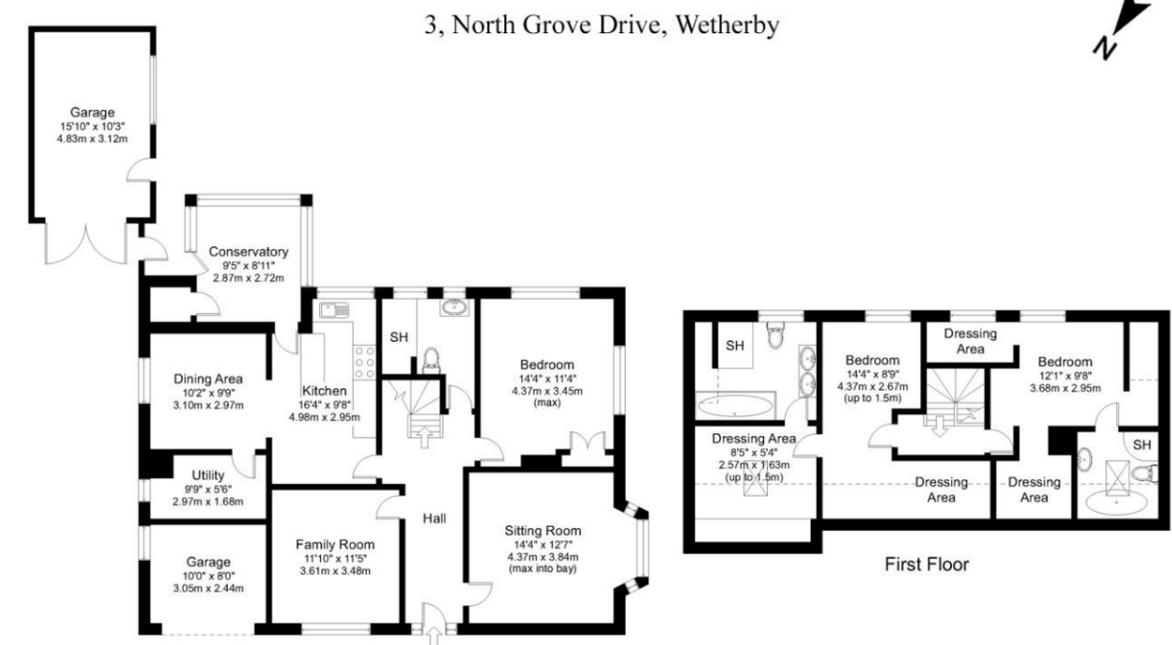
The heart of the home lies in the kitchen, fitted with "shaker style" wall and base units, granite worktops with matching upstands and striking wall tiling. A Belfast sink sits beneath a window overlooking the rear garden. Integrated appliances include a Bosch dishwasher, fridge and full height freezer, Aga with gas hob completes the space. A large opening flows seamlessly into the dining area, offering ample room for table and chairs with a door leading to a most practical pantry—fitted with tiled worktops, Belfast sink and open shelving. The adjoining garden room provides a tranquil retreat with wonderful views of the private gardens. A utility cupboard discreetly houses white goods, and a single door leads to an undercover link giving access to the garage, equipped with light, power and timber doors to the front.

To the first floor, a landing leads to two further double bedrooms. The principal bedroom is a generous double, tastefully decorated and featuring a seating and dressing area. A walk-in wardrobe and beautifully finished en-suite bathroom, with twin wash basins, a quality white suite and stylish tiling to walls and floor. Bedroom two is a light and spacious room which also enjoys its own luxury en-suite bathroom, dressing area and walk in wardrobe.

Externally, a stone-flagged driveway provides off-street parking and access to an integral store behind timber doors. The drive continues to a single garage. A level lawn with border planting sits to the front, while a gated entrance reveals a substantial side garden, awash with colour from a variety of plants, shrubs and trees, all enclosed by a fence perimeter and deep, well-stocked borders.

A standout feature is the heated swimming pool, surrounded by decking and gravel, with adjacent flower beds and vegetable plots. At the rear, a purpose-built outdoor kitchen boasts granite worktops, fridge-freezer, pizza oven and high-end built-in barbecue, all under cover with lighting and power. Stone-flagged flooring extends to create a superb outdoor dining area.

A hand gate leads to a private rear garden, laid mainly to lawn with deep borders, greenhouse, designated seating area and a further gravelled section housing a wood-fired heated hot tub - perfect for year round enjoyment.



Gross internal floor area excluding Garage and Eaves (approx.): 154.9 sq m (1,668 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.