



7 Leconfield Drive
Wetherby, LS22 6BF



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We are pleased to present an infrequent opportunity to purchase a larger-than-average family home on the exclusive and highly sought-after Spofforth Park development. The property is available now for viewing and features numerous bespoke upgrades throughout and is strongly recommended to fully appreciate the quality of this home.

Revealing elegant and exceptionally spacious accommodation totalling circa 2000 sqft, arranged over three floors with a private south-facing rear garden. The current owner has maintained this home meticulously and is offered for sale with no onward chain; along with the remainder of the 10-year NHBC certificate.

For sale with sealed unit double glazing and gas fired central heating; the property in brief comprises: Reception hall, modern kitchen/diner with an extensive range of storage, integrated appliances with space for an American Fridge Freezer and breakfast bar, dining/family room with French Doors' accessing the south facing rear garden. There is also a sizeable utility room with downstairs cloakroom.

To the first floor is the master bedroom featuring large walk through wardrobes on both walls to a modern en-suite; a spacious living room offers ample space for a large family with south facing aspect.

On the 2nd floor, the spacious second bedroom also features a modern en-suite, along with a four-piece house bathroom and two further double bedrooms.

Outside this particular property benefits from additional parking to the front unlike any others, there are two additional spaces to the front along with the ample driveway parking and garage. The lawned south facing garden to the rear is ideal for those wanting to entertain or a growing family with the added use of a Summerhouse.

Spofforth Park is an prestigious development of new homes in Wetherby, comprising an excellent selection executive homes in a private and highly-desirable residential location. This sought after development boasts an impressive gatehouse entrance and attractive landscaped gardens and communal areas throughout.

Wetherby

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 by pass and M1/A1 link south of Aberford.

The Property

Well presented and deceptively spacious family living accommodation arranged over three floors extends to approximately over 2,000 sq ft. Benefitting from gas fired central heating and double glazed windows throughout along with the remainder of its builders warranty, the accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE HALLWAY Entering through double glazed composite front door into wide entrance hallway with turned staircase leading to first floor, radiator to side, two central light fittings, karndean wood effect floor covering extending throughout the ground floor into:-

UTILITY 3.02m x 1.75m (9'10" x 5'8") A useful utility space with range of wall and base units storage, work surface with stainless steel sink unit, drainer and mixer tap, space and plumbing for automatic washing machine and tumble dryer, ladder style heated towel rail to side, central light fitting and extractor fan.

DOWNSTAIRS W.C. Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, part tiled walls, single radiator, recess ceiling lighting and extractor fan. Large understairs storage cupboard.





THROUGH KITCHEN/DINING FAMILY ROOM 11.58m x 5.19m (37'11" x 17'0") narrowing to 2.27m (7'5")

A large open plan 'L' shaped living space ideal for entertaining. Separated to:-

KITCHEN AREA 5.09m x 2.93m (16'8" x 9'7") narrowing to 2.27m (7'5")

Fitted with a modern style kitchen comprising range of wall and base units including cupboards and drawers, worksurfaces with matching up-stands. Integrated appliances include electric oven and grill, undercounter dishwasher, ceramic hob with folding extractor hood above, space for American Fridge Freezer, one and half bowl stainless steel sink unit with drainer and mixer tap above. Recess ceiling lighting, large double glazed window to front, cupboard housing wall mounted Ideal gas fired central heating boiler, kardean wood effect floor covering leads through into:-



DINING/FAMILY AREA 5.19m x 4.22m (17'0" x 13'10") A bright and airy living space with double glazed window and double glazed French style patio doors opening onto rear garden, double radiator and two central light fittings.

FIRST FLOOR

LANDING With turned staircase leading to second floor, double glazed window, double radiator, two pendant light fittings, useful recess currently used as a home office space. Large airing cupboard housing pressurised hot water cylinder and additional storage space.

LIVING ROOM 5.18m x 4.22m (16'11" x 13'10") A generous size living space with two large double glazed windows overlooking rear garden, radiators beneath, two central light fittings.

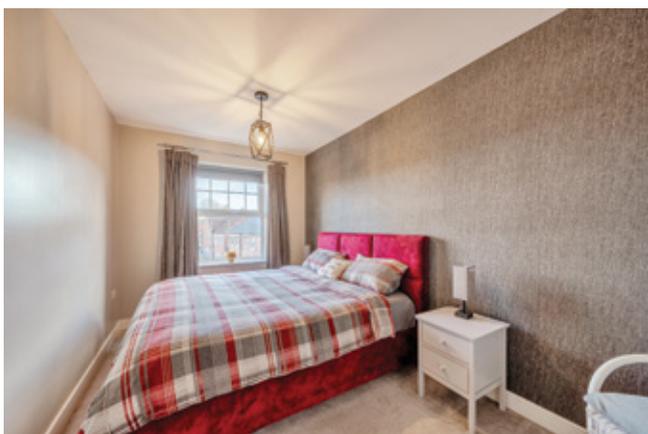
BEDROOM ONE 5.51m x 3.08m (18'0" x 10'1") With double glazed window to front, radiator beneath, Shaker style fronted fitted wardrobes to two walls, two central light fittings.

EN-SUITE SHOWER 3.07m x 1.39m (10'0" x 4'6") Fitted with modern white suite comprising low flush w.c., floating pedestal wash basin, large step-in shower cubicle with "drencher" shower fitting, part tiled walls, tiled floors and large recessed mirror, chrome heated towel rail, recess ceiling lighting and extractor fan.

SECOND FLOOR

LANDING With loft access hatch, single radiator, pendant light fitting and deep useful storage cupboard.

BEDROOM TWO 3.71m x 3.07m (12'2" x 10'0") With large double glazed window to front, radiator beneath, central light fitting.



EN-SUITE SHOWER 1.96m x 1.82m (6'5" x 5'11") Fitted with a modern white suite comprising low flush w.c., floating pedestal wash basin, step-in shower cubicle with part tiled walls and tile effect vinyl flooring, double glazed window, large fitted mirror, recess ceiling lighting and extractor fan.

BEDROOM THREE 5.39m x 2.56m (17'8" x 8'4") With double glazed window overlooking rear garden, radiator beneath, central light fitting.

BEDROOM FOUR 4.23m x 2.53m (13'10" x 8'3") With double glazed window to rear, radiator beneath, central pendant light fitting.

HOUSE BATHROOM Modern white suite comprising low flush w.c., with concealed cistern, floating wash basin, panelled bath, large fitted mirror, attractive part tiled walls, separate shower cubicle.

Outside

Block paved driveway provides off-road parking for several vehicles and access to:-

SINGLE GARAGE 6.06m x 2.97m (19'10" x 9'8") With manual up and over front door, light and power laid on, the garage has been divided up to the rear to form an OFFICE/GYM space with double glazed personnel door to rear and underfloor heating. Electric vehicle charging point.

SUMMERHOUSE 11' 0" x 8' 0" (3.35m x 2.44m) Excellent sitting out/storage area with french doors overlooking rear garden.

GARDENS To side of garage gate provides access to rear garden and useful bin store.

South facing rear garden set largely to lawn with timber perimeter fencing to three sides, landscaped with flower bed borders housing a range of flowering bushes and shrubs with indian slate patio areas ideal for outdoor entertaining and relaxation.

General Information

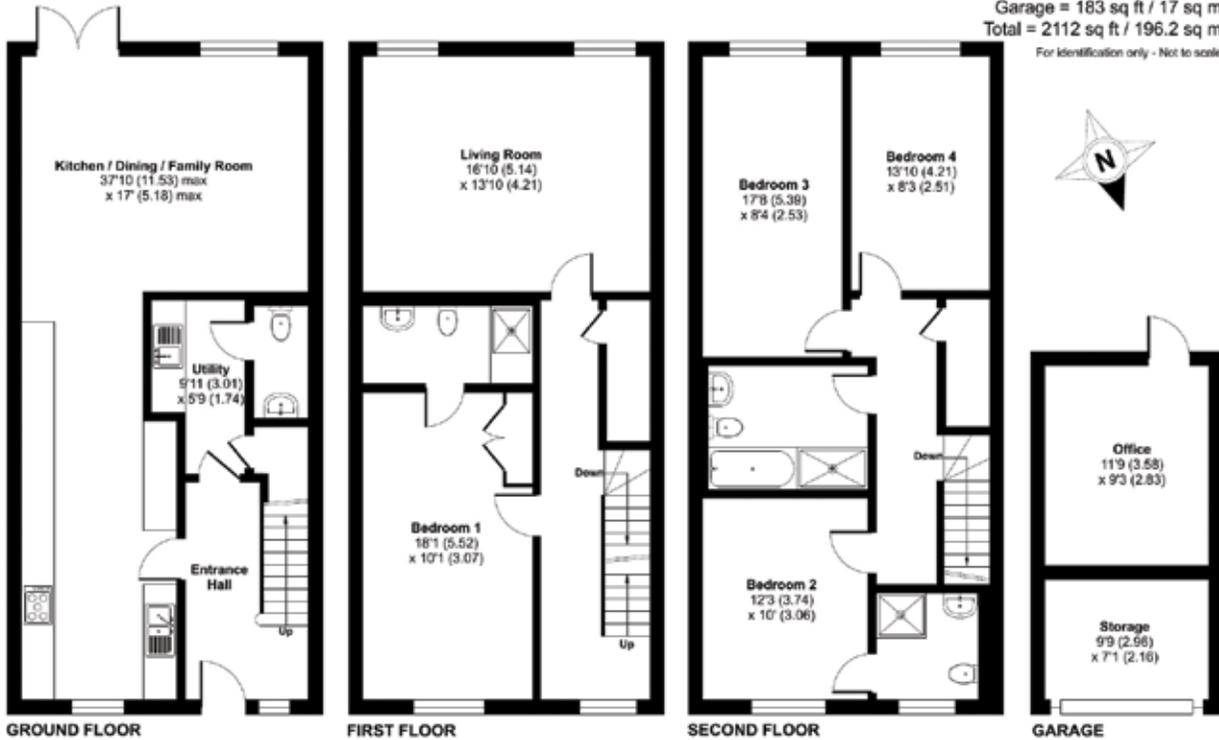
COUNCIL TAX Band F (from internet enquiry).

MANAGEMENT FEE A management fee of £235.00 per annum (paid half yearly) is paid to the Management Company for the upkeep of communal areas.

Leconfield Drive, Wetherby, LS22

Approximate Area = 1929 sq ft / 179.2 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 2112 sq ft / 196.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrlschem 2025. Produced for Thomlinsons. REF: 1320818



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