







Field View, , Wetherby, LS22 7US

- IMPRESSIVE 4 BED DETACHED FAMILY HOME
- MODERN FINISH THROUGHOUT
- EPC RATING - B / COUNCIL TAX BAND - E
- LARGE KITCHEN DINER WITH BI-FOLD DOORS
- DETACHED GARAGE
- SOUGHT AFTER LOCATION

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £475,000

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DESCRIPTION

Hunter's Wetherby is delighted to present this exceptional detached family home occupying a superb edge-of-development position within a peaceful cul-de-sac, with open views across adjoining countryside in the highly desirable market town of Wetherby.

Constructed in 2019 by David Wilson Homes, this stunning double-fronted residence has been thoughtfully designed with contemporary family living in mind.

Upon entering the property, you are welcomed by a central reception hall with a toilet, leading through to a generous sitting room featuring a walk-in bay window providing ample light and a calming atmosphere – the perfect place to relax and unwind.

The open-plan living kitchen/diner has been beautifully fitted with an extensive range of high-gloss wall and base units, integrated appliances and a breakfast island. With generous space for dining and everyday family living, Bi-Fold doors open directly onto the rear garden, providing the perfect space for entertaining and seamless indoor-outdoor living. A separate utility room provides additional practicality and storage.

On the first floor, a spacious landing gives access to four well-proportioned bedrooms. The principal suite enjoys fitted wardrobes together with a stylish en-suite shower room incorporating contemporary tiling and a walk-in shower. Three further bedrooms are served by a modern family bathroom fitted with a sleek white suite, offering flexible accommodation ideal for families, guests or home working.

Externally, the property enjoys a beautifully landscaped rear garden designed for ease of maintenance, featuring a porcelain tiled seating area, high-quality artificial lawn and attractive sleeper planters stocked with established shrubs. A side driveway provides off-street parking and leads to a detached single garage.

Situated on the edge of the highly regarded market town of Wetherby, the property is ideally placed for access to an excellent range of local amenities, well-regarded schools, leisure facilities and superb transport connections, including the nearby A1(M).

















Field View, Wetherby, LS22

Approximate Area = 1335 sq ft / 124 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 64.1 SQ M
(690 SQ FT)

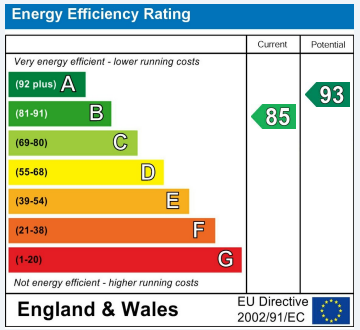
FIRST FLOOR
APPROX FLOOR
AREA 59.9 SQ M
(645 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1502927

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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