



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 December 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ Mon Abri, Deighton Road, LS22 7TN

A spacious 4 bedroom detached house offering versatile accommodation conveniently situated within walking distance of the town centre, Aldi store and schools.

- Gardens to front and rear. Useful Integral store.
- Gas central heating and double glazing
- Three double first floor bedrooms and bathroom
- Ground floor bedroom and wet room
- Good size kitchen and conservatory extension to rear
- L shaped lounge and dining area

£499,950 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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All-round excellence, all round Wetherby since 1950

Property Description

A deceptively spacious detached residence offering flexible accommodation, ideally situated within easy reach of the town centre, local shops, and well-regarded schools.

This well-presented home benefits from gas central heating and double-glazed windows throughout. The versatile layout begins with a welcoming entrance hall, complemented by a convenient downstairs WC and a separate cloaks cupboard.

The heart of the home is the generously proportioned **L-shaped lounge with adjoining dining area**, offering a bright and airy space for both relaxing and entertaining. To the rear, a **conservatory extension** provides an ideal spot to enjoy views over the garden throughout the seasons. The kitchen with wall and base cupboards, worktops and sink also features a breakfast bar and pantry.

Also on the ground floor is a **fourth bedroom or study**, making it perfect for guests, home working, or multi-generational living. A **modern wet room** completes the ground floor facilities.

Upstairs, the first-floor landing leads to **three spacious double bedrooms**, all of which benefit from **fitted wardrobes**. The part tiled family bathroom is fitted with an **air bath** with shower over, WC, and wash basin.

Outside, the property features **gravelled front gardens** for low-maintenance appeal and an **integral store** for additional storage needs. The **enclosed rear garden** is mainly laid to lawn with a **paved patio area**, ideal for outdoor dining and entertaining.

This property combines space, practicality, and convenience, making it an excellent choice for families or those seeking adaptable accommodation close to town amenities.

