



Renton
&Parr

Premium

1 WENTWORTH STREET | WETHERBY | WEST
YORKSHIRE | LS22 6BH

£1,100,000 PRICE REGION

1 WENTWORTH STREET, WETHERBY, WEST YORKSHIRE, LS22 6BH

A beautifully presented six-bedroom family home offering stylish, contemporary living arranged over three floors revealing over 3,000 sqft. Built in recent years by well renowned Bellway Homes, the "Deighton Special" enjoys generous room proportions, carefully landscaped gardens and a prime position within this highly sought-after Spofforth Hill development. Finished to an exceptional standard throughout, the property combines modern design with practical family space, early viewing advised to avoid disappointment.

Occupying an enviable position on the highly sought-after Spofforth Park development, this exceptional six-bedroom detached home offers outstanding family living within one of Wetherby's most desirable locations. The accommodation has been carefully enhanced by the current owners and now provides generous, well-planned accommodation throughout and in further detail comprises:-

To the ground floor, a modern composite front door with obscure glazed side panels opens into a spacious entrance hallway, where striking large format porcelain tiles flow through much of the ground floor.

Feature wall panelling rises up the return staircase, setting a stylish first impression. A generous lounge enjoys a pleasant outlook to the front over the lawned garden and communal green, centred around an impressive Inglenook-style fireplace housing a heavyweight wood-burning stove on a polished black granite hearth. A separate snug provides a cosy retreat with bespoke floor-to-ceiling cabinetry, front facing window and parquet style flooring, while a guest W.C. sits off the hallway.

To the rear, a superb open-plan living kitchen and dining space forms the heart of the home. Fitted with sleek handle less gloss units, quartz work surfaces and quality AEG integrated appliances including gas hob, twin ovens, microwave, fridge freezer and wine cooler, the space is further enhanced by a central island with breakfast bar, instant hot water tap and integrated dishwasher. Five leaf bi-folding doors open onto the landscaped rear garden, creating an effortless indoor-outdoor entertaining space. A separate utility room offers matching units, stainless-steel sink and plumbing for laundry appliances with access to the side.

The first floor landing continues the contrasting wall panelling and serves four well-proportioned bedrooms. The principal suite features a part vaulted ceiling, front facing views over the green, Velux windows to the rear and a full bank of bespoke fitted furniture, complemented by a luxurious en-suite bathroom. Bedrooms two and three are generous doubles, each with their own en-suite shower room, while bedroom four is currently used as a spacious home office with access to the house bathroom.

A further staircase leads to the second floor, revealing two additional double bedrooms, both light and versatile with windows to the front and Velux roof lights to the rear, served by a modern shower room. These rooms lend themselves perfectly to guest accommodation, games rooms or home offices.

Externally, the property enjoys a prominent position within this sought-after development, with a generous block-paved driveway providing parking for multiple vehicles and access to the integral double garage. The front garden is laid to lawn overlooking the communal green, while the rear garden has been thoughtfully landscaped with a large patio for outdoor dining, level lawn and a wood-chip play area ideal for families, with external tap, CCTV and security lighting.

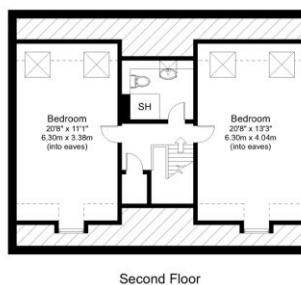
Situated on one of the area's most desirable developments at the top of Spofforth Hill, it is ideally suited to families seeking space, style and convenience. Early viewing is strongly recommended.







Gross internal floor area including Garage, Eaves & Chimney Breast (approx.): 306.6 sq m (3,300 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



TENURE

Freehold

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electricity, gas 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 January 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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