



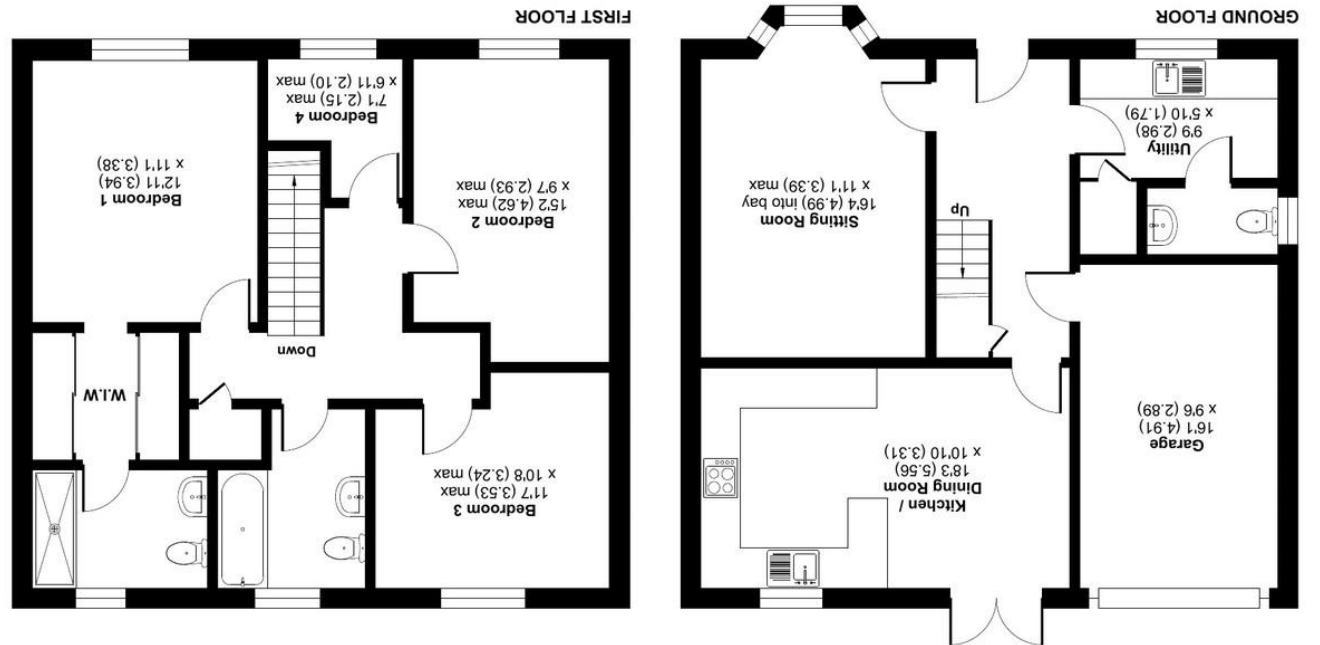
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Moor Lane, Wetherby, LS22
Approximate Area = 1326 sq ft / 123.2 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1482 sq ft / 137.7 sq m
For identification only - Not to scale



Yew Tree House
Moor Lane, Hunsingore



Price Guide: £475,000

Yew Tree House , Moor Lane, Hunsingore, Wetherby, LS22 5FQ

An exceptional four bedroom detached family home, Yew Tree House forms part of an exclusive development in the picturesque village of Hunsingore. With far-reaching views over open countryside and immaculately presented accommodation extending throughout, the property offers a rare opportunity to acquire a modern home in a peaceful yet highly accessible location near Wetherby.

SITUATION

Yew Tree House forms part of a small and exclusive development within the highly regarded village of Hunsingore, situated approximately five miles north of the market town of Wetherby.

The village enjoys a pleasant rural setting whilst remaining convenient for access to the A1(M), providing excellent links to Leeds, Harrogate and York. Cattal railway station is located approximately two miles away, offering regular services to mainline connections including London Kings Cross. The surrounding countryside provides a wealth of scenic walks, with the River Nidd within easy reach.

DESCRIPTION

An immaculately presented four bedroom detached family home, constructed approximately eight years ago and offering well-proportioned accommodation throughout. The property benefits from underfloor heating to the ground floor and enjoys attractive open views over adjoining countryside to the rear. The accommodation is arranged over two floors and briefly comprises:

GROUND FLOOR

ENTRANCE HALL

With tiled flooring, understairs storage cupboard and internal access to the garage.

CLOAKROOM

Fitted with low level WC and pedestal wash hand basin.

LOUNGE

A spacious reception room featuring a large bay window to the front elevation.

DINING ROOM

Fitted with a range of wall and base units with stone work surfaces incorporating a sink unit. Integrated appliances include double electric oven, ceramic hob with extractor over, dishwasher and fridge freezer. French doors lead to the rear garden.

UTILITY ROOM

With fitted units, sink, plumbing for washing machine, space for dryer and additional storage. Door leading externally.

FIRST FLOOR

LANDING

With access to boiler cupboard.

MASTER BEDROOM

A generously sized double bedroom with outlook to the front.

DRESSING ROOM

Fitted with sliding wardrobes providing hanging and shelving space.

EN-SUITE SHOWER ROOM

Comprising walk-in shower enclosure, low level WC and wash hand basin.

DOUBLE BEDROOM TWO

with front aspect and space for fitted wardrobes



DOUBLE BEDROOM THREE

with views over open fields to the rear.

BEDROOM FOUR/STUDY

Suitable as a nursery, study or small single bedroom.

HOUSE BATHROOM

Fitted with a suite comprising bath with shower over, floating wash hand basin and WC.

GARDEN

To the front of the property is an enclosed lawned garden. To the rear lies a good-sized garden, predominantly laid to lawn with patio seating area and enjoying far-reaching views over open countryside.

GARAGE

A driveway provides off-street parking for two to three vehicles and leads to a good size single garage, accessed via secure gates. The garage offers potential for conversion, subject to the necessary consents.

SERVICES

The property is served by an air source heat pump and is fully electric, offering energy-efficient and cost-effective living.

COUNCIL TAX BAND

Council Tax Band: F

EPC Rating: B

VIEWING

Strictly by Appointment

