



5 Wharfe Grove, Wetherby, LS22 6HA



Key Features

- Four double bedroom detached family home
- Sought after cul-de-sac position off Linton Road
- Generous plot of approximately 0.3 acres
- Spacious living room with dual patio doors
- Modern dining kitchen with integrated appliances
- Ground floor shower room and utility room
- Two first floor bathrooms
- Mature wraparound gardens with large patio area
- Ample driveway parking and integral garage
- No onward chain



A beautifully presented four double bedroom detached residence, occupying an enviable position in a cul-de-sac just off Linton Road, set within approximately 0.3 acres of grounds.





This exceptional home is approached via a generous driveway, providing ample off street parking, and is framed by a well maintained, level front garden, creating an attractive first impression.

Upon entering, a welcoming and light filled entrance hallway features a glazed door drawing in natural light and providing access to the side garden. To the front elevation, the spacious dining kitchen is fitted with a comprehensive range of integrated appliances and offers ample space for informal dining.

The living room is a standout feature of the home, offering excellent proportions and enhanced by a contemporary remote controlled electric fire. Two sets of patio doors flood the room with natural light and open directly onto the patio and side garden, creating a seamless connection between indoor and outdoor living. Double doors lead through to a formal dining room, which can also be accessed from the kitchen, providing flexibility for both entertaining and family life.

An inner hallway gives access to the integral garage, a ground floor shower room, and a well appointed utility room with direct access to the rear garden.

To the first floor, a bright and airy landing with a front facing window leads to four generously sized double bedrooms. The principal bedroom benefits from an ensuite bathroom, whilst two further bedrooms are served by a shared shower room. The fourth bedroom enjoys the convenience of its own wash basin and W.C.

Externally, the property sits within mature, private grounds, predominantly laid to lawn. A generous patio area extends from the living room, offering an ideal setting for outdoor dining and entertaining. The gardens wrap around the property, providing multiple seating areas and excellent space for recreation.

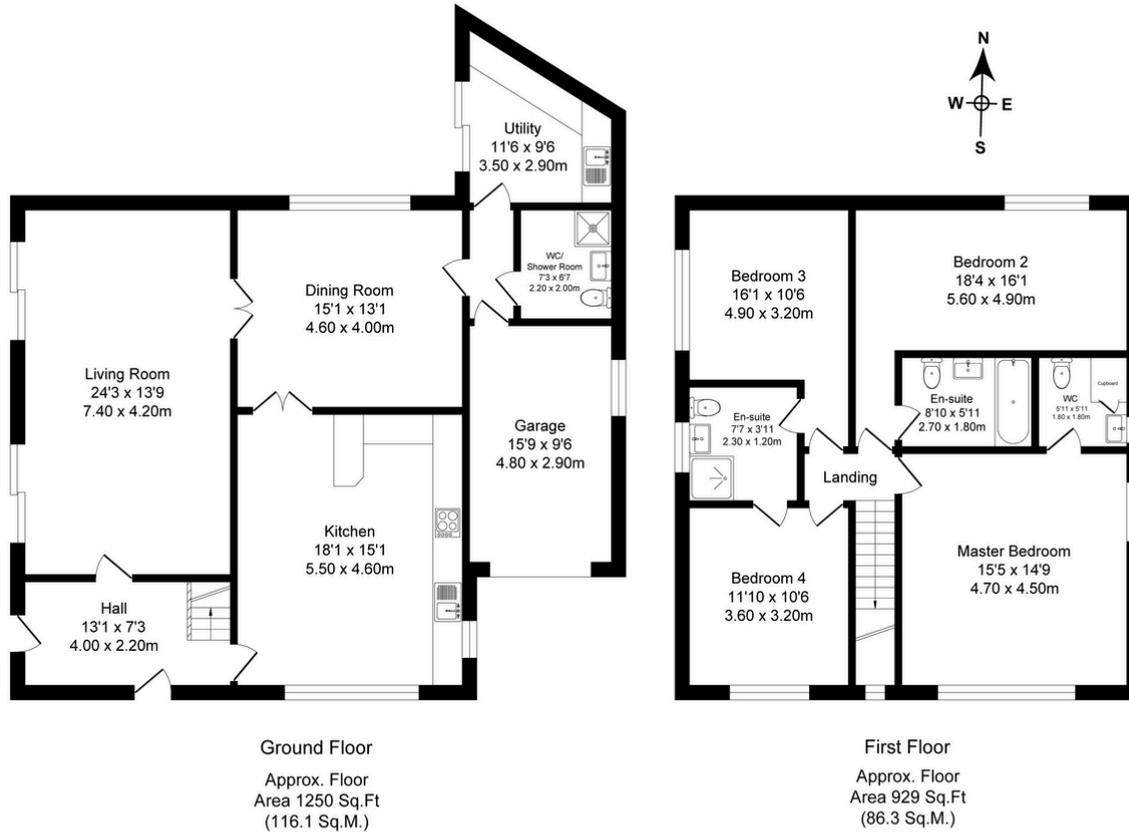
Situated in one of Wetherby's most sought-after residential locations, just off Linton Road, the property is within easy walking distance of the town centre. Wetherby offers an excellent range of amenities including shops, restaurants, bars, and supermarkets, alongside well-regarded schools. The area is ideal for commuters, with convenient access to the motorway network and nearby centres including Leeds, York, and Harrogate. Scenic riverside walks are also within close proximity.

Services: We are advised that the property benefits from mains water, electricity, gas, and drainage.



5 Wharfe Grove Wetherby LS22 6HA
 Total Approx. Floor Area 2179 Sq.ft. (202.4 Sq.M.)
 (Including Garage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

