



## Wetherby ~ 16 Ullswater Drive, LS22 6YF

**£795,000**

An impressive and beautifully decorated family home having been extended and modernised to an exceptional standard throughout with quality fixtures and fittings. Boasting largely open plan ground floor accommodation with a striking new open plan living kitchen which flows out to a generous decked area with large private south facing garden beyond.

Bedrooms: 5 | Bathrooms: 2 | Receptions: 2

Council Tax Band: G

Tenure: Freehold



*Premium*

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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## Property Description

Significantly extended to the rear over two floors, this impressive family home boasts approximately 2,000sq ft of beautifully appointed accommodation (including garage) finished to a high standard throughout. Benefitting from double glazed UPVC windows and doors together with modern gas fired central heating, the property in further detail comprises:-

To the ground floor, a modern entrance porch with practical storage serves access into a welcoming inner hallway with return staircase and useful understairs storage and contemporary downstairs WC fitted with a sleek white suite and vanity basin. Stylish Herringbone affect oak flooring flows seamlessly through to the heart of the home, an outstanding open plan living kitchen, fitted with a comprehensive range of wall and base units cupboards and drawers including Butlers pantry, finished with Quartz work surfaces and a Belfast sink unit. This newly fitted kitchen boasts a range of quality integrated appliances including cooker, induction hob, fridge/freezer and dishwasher. A large island with matching counter tops, additional under counter fridge enhances the sociable layout, the space flows to adjacent sitting area with newly fitted patio doors opening onto the rear decking and large garden beyond.

The principal living room is flooded with natural light through a generous bay window to the front and focuses around a stylish media wall with contemporary electric fire, leading through an original stone archway into a versatile snug/dining room with patio doors to the garden and internal access to the integral garage. A well equipped utility room with matching wall and base units, sink unit and plumbing for laundry appliances completes the ground floor.

To the first floor, a light and airy landing with feature shaped window leads to an exceptional principal bedroom suite, boasting high vaulted ceilings, tall rear facing windows, an extensive range of fitted furniture and a stylish contemporary en-suite shower room. Four further well proportioned bedrooms provide flexible family accommodation, one with mezzanine level and another ideally suited as a games room or home office. The house bathroom is beautifully appointed with a modern white suite including bath, separate walk-in shower, vanity basin and heated towel rail, finished with attractive tiling and LED lighting.

Externally, a block paved driveway provides ample off street parking and access to the integral garage with light and power. To the front lies a neat lawn with decorative borders and laurel hedging, whilst to the rear is a particular feature of the home, a generous south facing garden, private and enclosed, enjoying established trees beyond. A substantial timber decked terrace spans the rear elevation, creating an ideal setting for outdoor entertaining and "al fresco" dining with seating areas, outside lighting, power and water, together with useful timber storage.



Ground Floor



First Floor

Gross internal floor area including Garage (approx.): 182.7 sq m (1,966 sq ft)  
 Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Details prepared March 2026

### 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.

### ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

### VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice :-

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