



7 Wentworth Gate, Wetherby, LS22 6XD



# Key Features

- Sought after residential location off Spofforth Hill
- Three bedroom detached family home
- Double width driveway and integral garage
- Spacious sitting room with bay window
- Dining room overlooking the rear garden
- Kitchen with integrated double oven and gas hob
- Utility area with access to the garage
- Three bedrooms, all with fitted furniture
- Beautiful garden with mature planting and privacy
- Walking distance to Wetherby town centre



*A much-loved three-bedroom detached home, with a beautiful garden and integral garage, located in this highly sought after development off Spofforth Hill.*





Set within a highly sought-after development just off Spofforth Hill, this much-loved three-bedroom detached home offers well-balanced accommodation, an integral garage and a beautifully landscaped, private garden all within easy walking distance of Wetherby town centre.

The property is approached via a generous double width driveway, leading to an integral garage and a welcoming reception hallway, accessed through double entrance doors. There is a guest W.C. off the hallway.

To the front of the property, the spacious sitting room features a charming bay window and an attractive fireplace, creating a warm and inviting atmosphere. Glazed double doors open through to the dining room, which enjoys delightful views over the rear garden and provides an ideal space for both family living and entertaining.

Positioned at the rear of the home, the kitchen overlooks the garden and is fitted with a range of units and integrated appliances including a double oven and gas hob. A side door leads to an inner porch and provides internal access to the garage and to the garden.

On the first floor are three well-proportioned bedrooms, all benefiting from fitted furniture, together with the house bathroom. There may be potential to extend over the garage to add another bedroom, subject to obtaining the necessary planning permission.

A particular highlight of the property is the beautifully maintained garden, offering a high degree of privacy and featuring mature hedging and established planting, creating a peaceful outdoor retreat.

Ideally located in one of Wetherby's most desirable residential areas, the property enjoys easy access to the town's excellent range of amenities including independent shops, restaurants, cafés, bars and supermarkets, as well as highly regarded local schools. The location is ideal for commuters, with convenient links to the motorway network and nearby centres including Leeds, York and Harrogate. Scenic riverside walks are also close by.

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



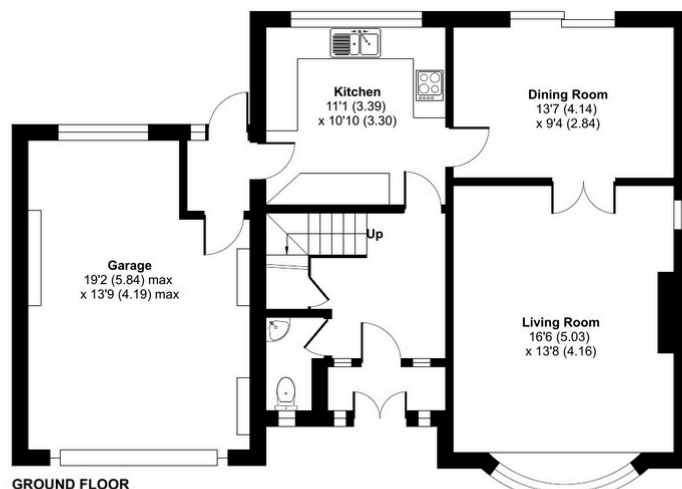
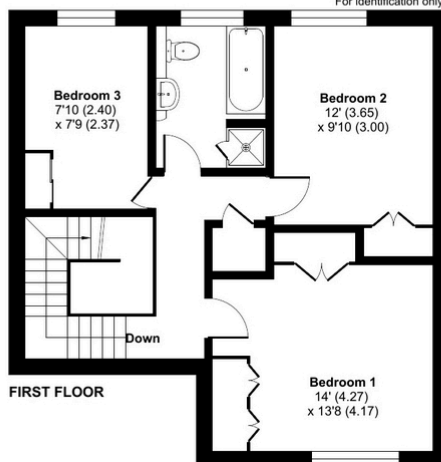
## Wentworth Gate, Wetherby, LS22

Approximate Area = 1267 sq ft / 117.7 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 1509 sq ft / 140.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Butler Ridge. REF: 1478538

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	<b>60</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**Tenure Type:** Freehold

**Council Tax Band:** E

**Council Authority:** Leeds City Council

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