linkagency

4 Bedroom House - Detached for Sale

Offers Over £650,000

1 Ingbarrow Gate, Wetherby, LS22 6AS









KEY FEATURES

• PRESTIGIOUS, SOUGHT-AFTER RESIDENTIAL AREA, NORTH WEST OF TOWN CENTRE • 4 DOUBLE BEDROOMS, 2 BATHROOM EXECUTIVE DETACHED HOME • STUDY AND SEPARATE SITTING ROOM • OPEN PLAN LIVING / DINING/ KITCHEN • LANDSCAPED AND WALLED GARDEN + SEPARATE GARAGE • EXCELLENT MOVE-IN READY CONDITION • RECENTLY FITTED CARPETS AND RECENT NEUTRAL DECOR THROUGHOUT • THRIVING MARKET TOWN CENTRE WITH MULTIPLE AMENITIES INCLUDING DOCTORS' SURGERY • CONVENIENT LOCATION FOR COMMUTING TO LEEDS 15 , YORK 15 + HARROGATE 8.5: MILES • EASY WALKING DISTANCE TO TOWN CENTRE + COUNTRY WALKS CLOSE-BY

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

General description

Situated in one of Wetherby's most prestigious and desirable residential areas, this modern executive four-bedroom, two-bathroom home occupies a prime position at the head of an exclusive development, built circa 2017. One of just two distinctive gatehouse properties, it enjoys an impressive setting beside the pillared entrance to the Ingbarrow Gate development, offering both privacy and architectural presence.

Spofforth Hill lies to the north-west of Wetherby's thriving town centre and is widely regarded as one of the town's most sought-after neighbourhoods. Characterised by leafy streets and attractive homes, the area provides a tranquil, family-friendly environment while remaining within easy reach of everyday amenities. Residents can enjoy peaceful country walks into the town centre, away from main roads, in order to enjoy easy access to shops, cafés, cosy pubs and weekly markets. Riverside walks along the River Wharfe and countryside routes such as The Harland Way offer excellent opportunities for walking and cycling, while nearby parks, a golf course and sports clubs enhance the outdoor lifestyle.

Wetherby itself offers a vibrant market town atmosphere with a strong sense of community. It provides a superb balance of town and country living, with open countryside never far away. The town is well connected via the A1(M), making commuting straightforward to Leeds, York and Harrogate, all within approximately thirty minutes by car. Regular bus services operate from Spofforth Hill to Harrogate and from Wetherby town centre to Leeds. Healthcare services, supermarkets and essential amenities are all close at hand. The area is also well served by highly regarded state and independent schools, making it particularly attractive to families.

The property itself is a unique gatehouse home with an attractive pillared frontage and a landscaped walled garden. It benefits from parking for two vehicles to the rear, together with a separate garage. Presented in excellent condition, the interior features recently fitted carpets and a light, contemporary neutral finish throughout, creating a bright and welcoming atmosphere.

The ground floor has been thoughtfully designed for modern family life and entertaining. At its heart is a spacious open-plan living and dining kitchen fitted with sleek, high-specification cabinetry in contrasting white and ash wood-effect finishes with quartz work tops . Integrated appliances include a five-ring hob with a stainless steel extractor, double ovens, a dishwasher and a washing machine, complemented by a recessed sink with a rinser mixer tap. Double doors open onto the rear patio, allowing for seamless indoor and outdoor living. In addition, there is a separate bright and spacious sitting room ideal for more formal entertaining or quiet evenings, along with a dedicated study that provides an excellent space for home working; this versatile room is currently used as a playroom .

Upstairs, the property offers four generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a luxury en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. The overall finish is light, airy and modern, designed to suit a wide range of tastes.

The landscaped rear garden has been carefully arranged to provide both relaxation and entertaining space. A large paved patio leads to a raised seating terrace enclosed by a low wall, with a lawn area to the side of the property . A rear gate provides access to the driveway and there is a personnel door to the separate garage. Outside lighting enhances the space, while the front of the property features grassed borders and established shrubbery, creating an attractive approach.

This exceptional home combines architectural distinction, a high-end modern interior and a prime residential setting. Offering peace and privacy alongside outstanding connectivity and amenities, it presents a rare opportunity to acquire a distinctive property in one of Wetherby's most desirable locations.

Entrance hallway

Welcoming and spacious entrance hall

- Central staircase with white spindles and oak handrail
- Premium oak internal doors leading to ground floor rooms
- Neutral carpeted flooring









HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Sitting room
13'7" x 12'2"
Bright and elegantly proportioned reception room
• Dual aspect layout providing exceptional natural light
• French doors opening directly out to the rear patio and garden
• Fitted carpet

Open plan living/dining/ kitchen
26'0" x 11'9"
A versatile, open-plan family space
• High-quality fitted kitchen with a comprehensive range of contemporary light wood-effect and white base and eye-level units with under unit lighting
• Premium grey quartz work surfaces
• Large gas hob with stainless steel splashback and modern extractor hood
• Integrated appliances to include : double ovens, dishwasher, washing machine , gas hob and extractor hood
• Ample space for a large dining table and a soft seating area
• Vertical panel radiator
• Tiled flooring throughout
• French doors opening to the rear garden
• Recessed down-lights

Study
9'4" x 8'3"
Ideal dedicated home office, playroom, or snug
• Front-facing window
• Fitted carpet
• Radiator

Ground floor WC
7'10" x 3'5"
Ground floor cloakroom with modern fittings
• Tiled flooring
• Part-tiled walls
• Built-in mirror with down-lights
• Hidden flush WC
• Sink set on drawer unit

First floor landing
Spacious galleried landing
• Built-in airing cupboard (AC)
• Access to all bedrooms and the family bathroom

Principal bedroom
14'2" x 9'5"
Generously proportioned main bedroom suite
• Fitted double wardrobe
• Carpeted flooring
• Access to private en-suite

Ensuite bathroom
A luxury finish en-suite shower room
• Tiling to floor
• Part - tiled walls with mirror
• Underfloor heating
• Built-in shower with dual shower heads and glass door
• Wall mounted toilet with chrome flush plate
• Wall mounted sink on vanity drawer unit
• Chrome towel radiator
• Recessed down-lights

Bedroom 2
14'5" x 8'4"
Double bedroom
• Front-facing
• Fitted carpet
• Radiator

Bedroom 3
11'1" x 8'4"
Double bedroom
• Rear-facing overlooking the garden
• Fitted carpet
• Radiator









HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Family bathroom

7'6" x 6'5"
A luxury finish bathroom with an over-bath shower and shower screen
• Modern white suite comprising bath with shower over and glass screen
• Floating wash basin with mixer tap
• W.C. with concealed flush
• Feature grey textured "wave" wall tiles and complementary floor tiles
• Chrome towel radiator
• Fitted mirror
• Recessed down-lights

Bedroom 4

9'6" x 9'5"
Well-proportioned fourth bedroom
• Ideal as a child's room, nursery, or guest room
• Rear-facing

Extra details

• Built by Bellway Homes 2017
• Service charge: £91 every 6 months
• Gas boiler with regular service record
• Alarm system

Gardens

Landscaped rear garden designed for both relaxation and entertaining
• Large paved patio area ideal for outdoor dining
• Raised seating terrace with low wall surround
• Lawn area to the side of the property
• Rear gate providing access to the driveway
• Personnel door leading to the separate garage
• Outside lighting enhancing the garden and patio space
• Grassed borders to the front with established shrubbery creating an attractive approach

Garage

19'7" x 9'9"
Detached brick-built single garage with up-and-over door
• EV charger
• Personnel door from garden

Personal Agent Jayne

When you choose a Personal Agent to sell your home , your service will include:
Your personal agent’s expertise in the residential sales industry throughout Yorkshire
A personal service, tailor made for you
High quality interior and exterior professional photography as standard
Floor plans
Listing on major websites including Rightmove, Zoopla and On the Market
Regular use of social media especially Facebook and Instagram
Accompanied viewings for your buyers
An Open House event when appropriate
Regular contact
Thorough, attentive, sales progression once a buyer has been found
Negotiations and advice regarding future purchases / rentals of properties
A 24/7 answering service to ensure no leads are missed

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.













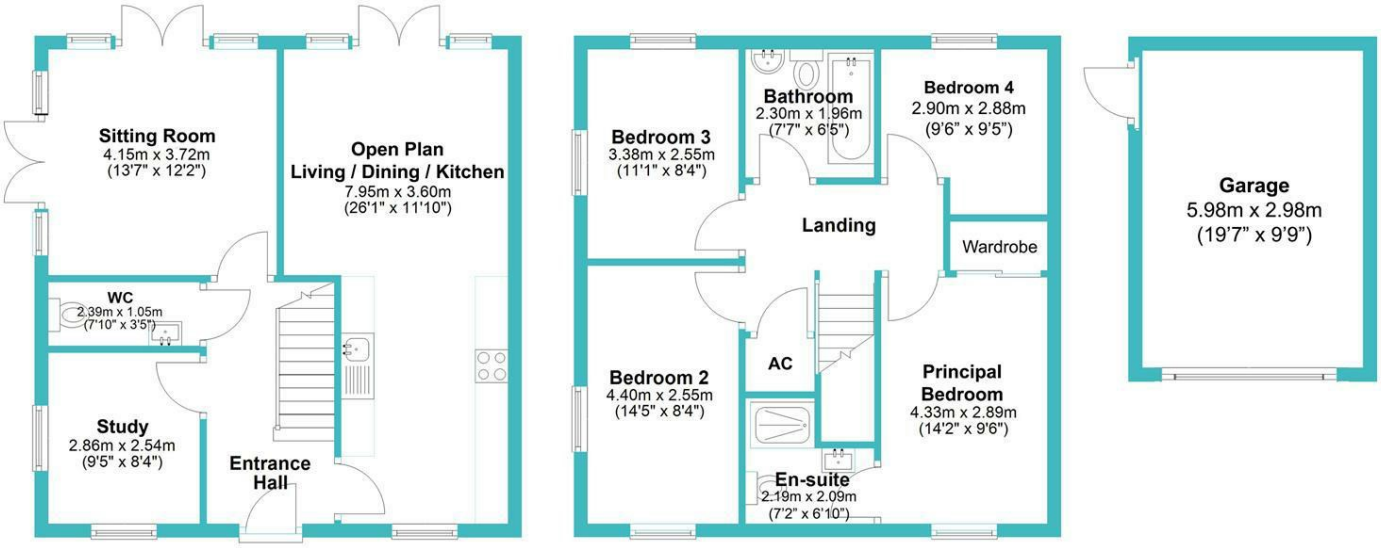




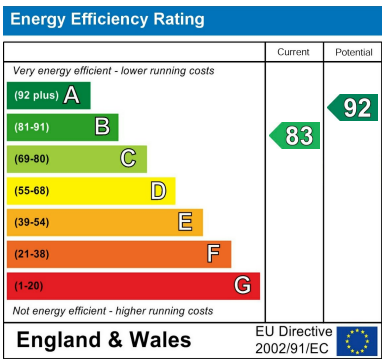
HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Approximate Gross Internal Floor Area
124 Sq Metres / 1334.72 Sq Feet (Excluding Garage)
141.82 Sq Metres / 1526.53 Sq Feet (Including Garage)



Disclaimer:
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.
We give no warranty or representation as to the accuracy and completeness of the floor plan.



Disclaimer
These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.