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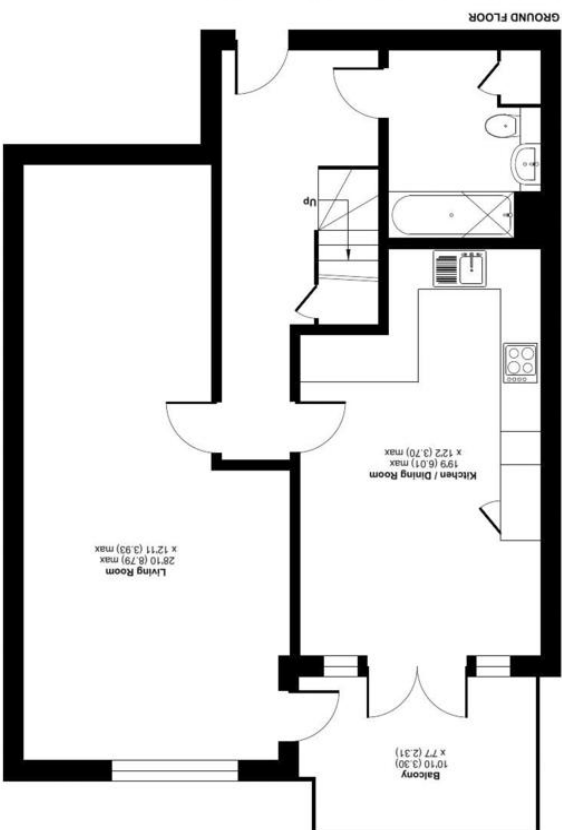
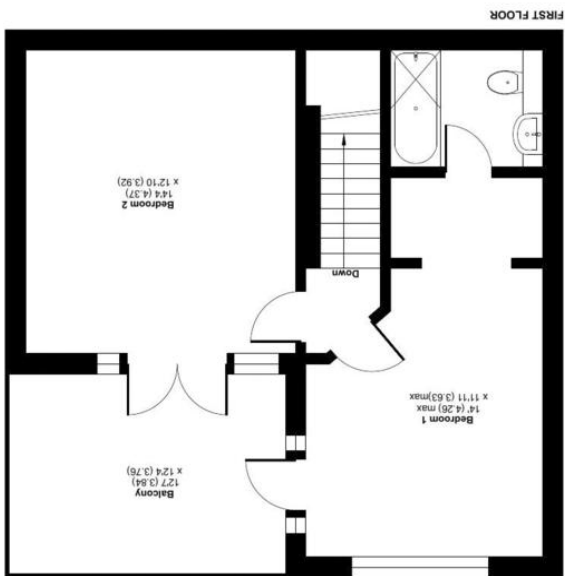
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Riverside, Westgate, Wetherby, LS22
Approximate Area = 1242 sq ft / 115.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. REF: 1509457



1 Riverside, 65 Westgate



Guide Price £550,000

1 Riverside, 65 Westgate, Wetherby, West Yorkshire,
LS22 6NH

A luxury duplex two bedroom apartment situated in the heart of Wetherby with outstanding far reaching views across the River Wharfe. Entrance Hall, Lounge, Breakfast Kitchen, Master Bedroom with En-Suite Bathroom, Further Double Bedroom and House Bathroom.

SITUATION & DESCRIPTION

Enjoying an enviable position overlooking the River Wharfe, this impressive duplex apartment offers stylish, spacious living across two floors with uninterrupted views of the river and surrounding countryside. Designed to maximise its stunning setting, the property features three private balconies, generous open living spaces and high-quality fixtures throughout, creating a home that is as practical as it is impressive.

Perfectly suited to professionals, downsizers or those seeking a low-maintenance lifestyle, the apartment is just a short walk from Wetherby's vibrant town centre, while offering excellent access to Leeds, Harrogate, York and the A1(M).

LOCATION

Wetherby is one of Yorkshire's most desirable market towns, combining independent shops, cafés, restaurants and everyday amenities with excellent transport links. Positioned close to the A1(M), the town provides straightforward commuting to Leeds, Harrogate, York and beyond, whilst the River Wharfe and surrounding countryside offer beautiful walks right on the doorstep. Occupying one of the development's most sought-after positions, this apartment enjoys a peaceful riverside setting with panoramic views that can be appreciated from every principal room and each of the three balconies.

ENTRANCE HALL

A welcoming entrance hall with staircase leading to the first-floor accommodation.

LOUNGE

29'0" x 11'0" (9.14m x 3.35m) (narrowing to 9'3") A beautifully proportioned living and entertaining space flooded with natural light from large picture windows framing exceptional views across the River Wharfe. A glazed door opens directly onto a private balcony, creating a seamless connection between the indoor living space and the stunning surroundings.

BREAKFAST KITCHEN

19' 10" x 12' 0 " (6.05m x 3.66m) Finished to a high standard with an extensive range of contemporary cabinetry complemented by granite work surfaces. Integrated appliances include a double oven, microwave, electric hob with extractor, dishwasher, washing machine and fridge freezer. Double doors open onto a second balcony, providing the perfect spot for morning coffee or alfresco dining while enjoying the river views.

FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 11' 11" (4.39m x 3.63m) A generous principal suite featuring river views, a private balcony, dressing area and en-suite bathroom.



EN-SUITE

Stylishly appointed with a modern white suite comprising panelled bath with shower over, wash basin and WC.

BEDROOM TWO

14' 3" x 12' 10" (4.34m x 3.91m) A spacious double bedroom with direct access to the third balcony, again enjoying uninterrupted views across the river and open countryside.

HOUSE BATHROOM

Fitted with a modern white suite including bath with shower over, wash basin and WC.

OUTSIDE

The property benefits from allocated private parking together with three private balconies, each designed to take full advantage of the spectacular riverside outlook.

