



Renton
& Parr

Premium

“TIMBER TREES” | 9 NICHOLS WAY | WETHERBY |
LS22 6AP

£1,050,000 PRICE REGION

“TIMBER TREES”, 9 NICHOLS WAY, WETHERBY, LS22 6AD

"Timber Trees" is a superb five bedroom family home significantly extended, remodelled and renovated throughout to an excellent standard now revealing approx 3,000 sqft of accommodation. With delightful open access to the rear over adjoining farmland, this architecturally award winning home is located on a highly favoured residential development just off Sicklinghall Road.

Having won awards for their architectural design back in the 1980s the well renowned "Wooden Tops" are recognised for their light and spacious rooms and generous garden plots. In recent years "Timber Trees" has undergone an extensive renovation and extension program and now boasts approximately 3,000 sqft of immaculately presented living accommodation with a simply stunning open plan living kitchen. The accommodation in further detail comprises:-

A charming portico and modern composite door open to a striking entrance hallway with return staircase to the first floor, a stylish wood effect floor covering flows throughout the ground floor, complemented by the comfort of underfloor heating.

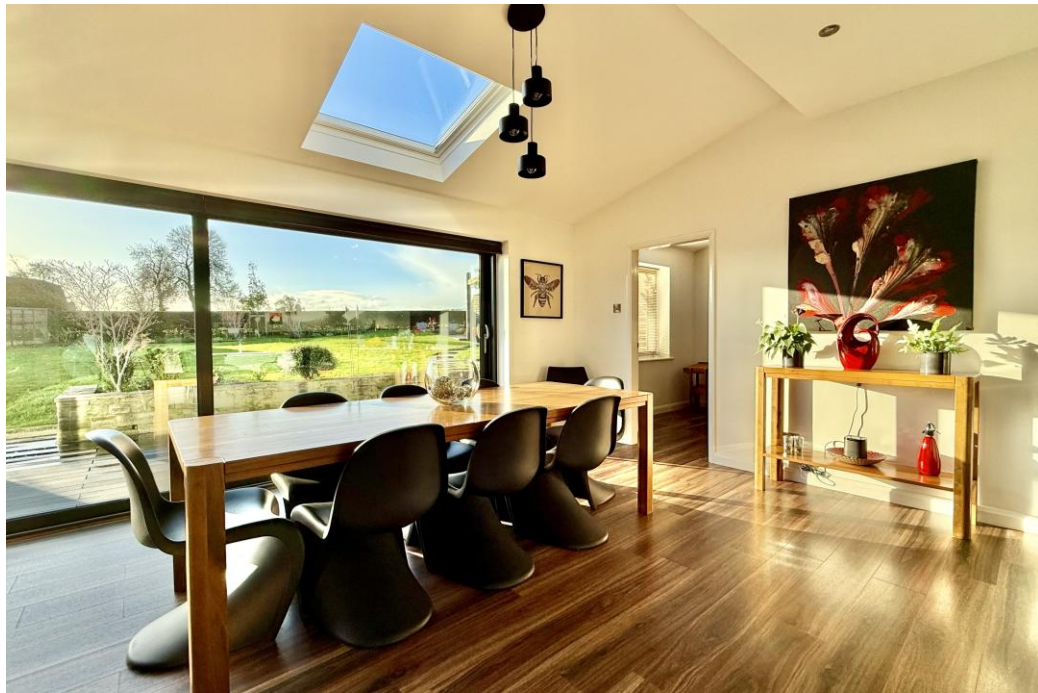
Practical spaces include a downstairs WC with built-in cupboard, a utility and boot room with external access, fitted units, sink and plumbing for white goods. An internal door leads to a generous double garage with electric roller door and wall-mounted gas boiler, while the ground floor also benefits from a dedicated gym.

The separate lounge is of generous proportion and enjoys dual aspect windows, while double doors from the hallway reveal a superb open plan living, dining and kitchen space. The kitchen is fitted with a contemporary range of handleless units beneath quartz worktops, complemented by quality integrated appliances including Neff oven and grill, Bosch dishwasher, inset stainless steel sink, integrated fridge and freezer and a full bank of storage with open shelving. A large central island provides further workspace incorporating induction hob with built-in extractor, wine cooler and breakfast bar overhang. This sociable space flows seamlessly into a light-filled dining and sitting area, enhanced by Velux windows and impressive sliding patio doors to the side and rear, framing delightful views over the private garden and adjoining farmland. A well-proportioned home office with access to sub level store room, completes the ground floor.

To the first floor, an attractive staircase rises to a gallery landing where a large window and vaulted ceiling flood the space with natural light. The first floor serves five bedrooms and a stylish house bathroom. The principal suite is of generous proportions, with vaulted ceiling and partition wall creating a dressing area fitted with floor-to-ceiling wardrobes and sliding doors, together with airing cupboard. A luxury en-suite provides "his & hers" vanity wash basins, walk-in shower and low flush WC. The second bedroom features built-in wardrobes and its own contemporary en-suite shower room, with rear-facing window offering far-reaching views towards Sicklinghall. Bedrooms three and four are both doubles with fitted wardrobes, while bedroom five lends itself as a single room or nursery. All are served by a beautifully appointed house bathroom with quality sanitary ware and attractive wall tiling.

Externally, the property occupies a prime position on the edge of this highly popular development with access off Sicklinghall Road or Spofforth Hill, there is a generous block paved driveway leading to integral double garage and landscaped gardens to the front. The rear garden offers generous lawn, raised borders and multiple terraces, perfect for outdoor dining and entertaining in a peaceful setting.





9, Timber Trees, Nichols Way, Wetherby



Gross internal floor area excluding Double Garage & Store (approx.): 274.6 sq m (2,956 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry).

SERVICES
We understand mains water, electricity, gas 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.



Renton & Parr

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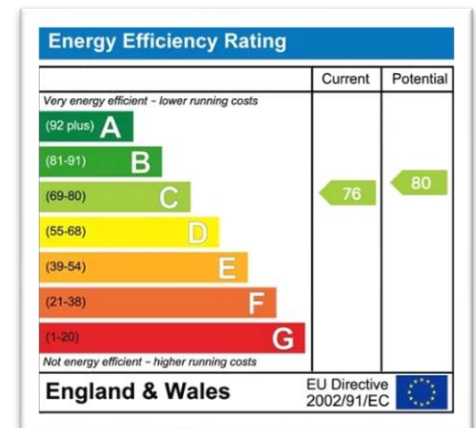
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Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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.

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

Details prepared December 2025



Premium

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