



6 Wharfe Grove, Wetherby, LS22 6HA



# Key Features

- A beautiful detached home
- Set in a highly sought after cul-de-sac
- Four reception rooms plus office
- Dining kitchen with adjacent family room
- Four double bedrooms, two with ensuite facilities
- Modern family shower room
- Private south facing garden with sun terrace
- Generous driveway with integral garage
- Walking distance of Wetherby town centre



*Set in a beautiful plot of approximately 0.25 of an acre, this four bedroom stone built home offers beautifully proportioned accommodation within walking distance of Wetherby town centre.*





This wonderful home is approached via a generous driveway and landscaped grounds. The impressive entrance hall welcomes you into the property. The ground floor offers a number of reception rooms including a dining room with feature fireplace and double folding doors leading to a living room with a log burners and French doors opening directly onto the rear garden. The dining kitchen, with a bay window and granite worktops, is to the rear of the property and leads to a further sitting room, again with French doors leading to the garden. This area is complemented by a utility room which gives access to the integral garage, a study and separate office/playroom.

A central staircase leads to the first floor and to a generous landing with bespoke feature doors leading to a reading/music room. There are four well proportioned double bedrooms, two of which are served by ensuite facilities, and there is a contemporary house shower room.

The property stands within mature grounds that provide a great deal of privacy. To the rear, a wide expanse of lawn is surrounded by established trees and planting. A raised sun terrace creates the perfect space for outdoor entertaining and the gardens flow seamlessly around the house to provide multiple seating areas and room for outdoor activities. There are well-tended lawns to both the front and rear, with a spacious driveway and integral garage.

Set in one of Wetherby's most exclusive residential areas off Linton Road, the property enjoys a highly desirable position within easy walking distance of the town centre. The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

**SERVICES:** We are advised that the property has broadband, mains water, electricity, drainage and gas.

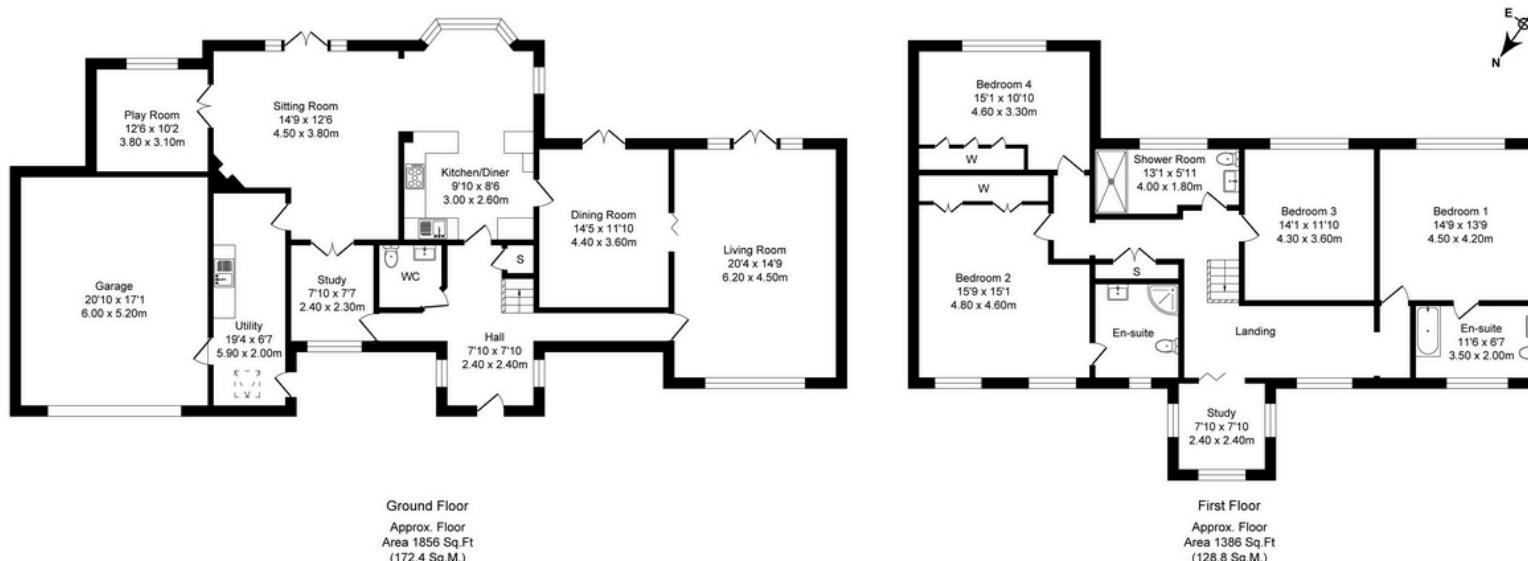


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	79
(69-80)	C	66
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### 6 Wharfe Grove, Wetherby LS22 6HA

Total Approx. Floor Area 3242 Sq.ft. (301.2 Sq.M.)

(Including Garage)  
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Tenure Type:** Freehold

**Council Tax Band:** G

**Council Authority:** Leeds City Council

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