



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

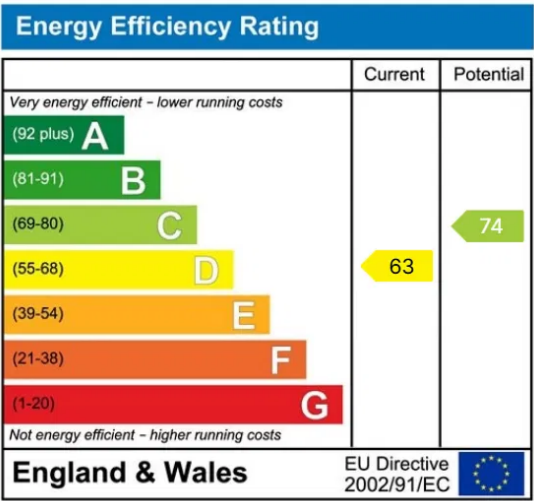
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



Wetherby ~ 27 Otterwood Bank, LS22 7XT

This beautifully presented four bedroom detached family home is located on the popular development just off Deighton Road, enjoying level walking to schools and town centre amenities. Offered to the open market with the benefit of no onward chain.

- Immaculate four bedroom detached home
- Popular residential development on the outskirts of on Wetherby
- Walking distance to schools and town amenities
- Two reception rooms plus conservatory
- Modern kitchen with integrated appliances
- House bathroom
- Large rear garden
- Single garage
- No onward chain

£400,000 OFFERS REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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ESTATE AGENTS
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Property Description

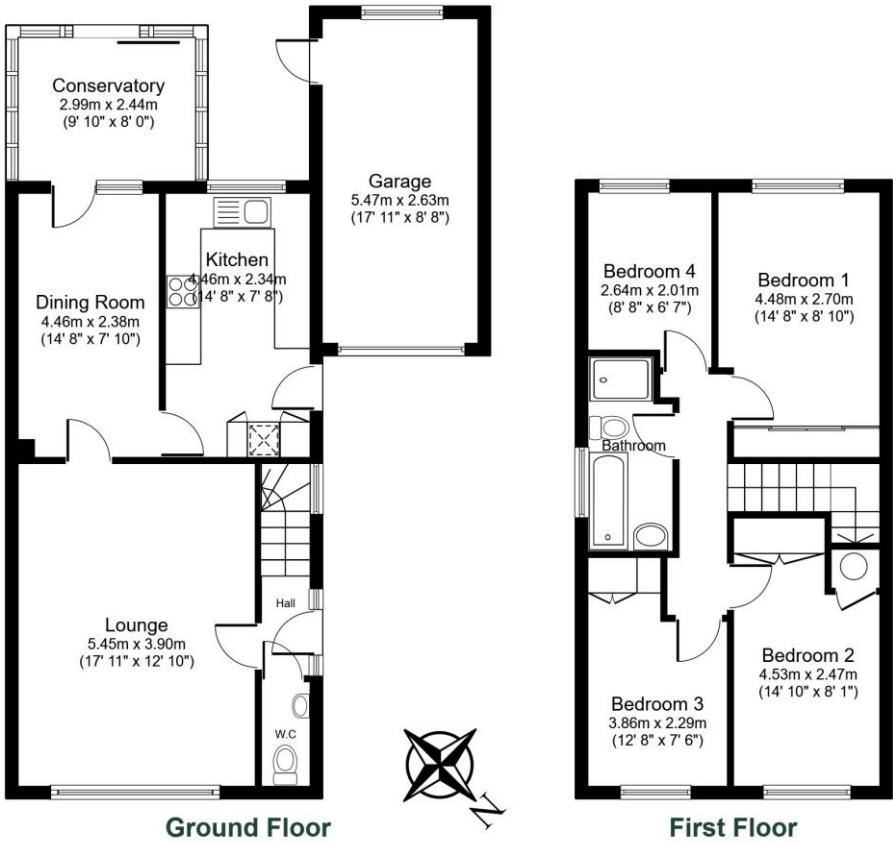
A beautifully presented four bedroom detached family home, offered to the open market with the benefit of no onward chain. Situated in a popular residential location and occupying a generous plot, this immaculately maintained four bedroom detached home provides well-balanced living accommodation and in further detail comprises:-

Upon entering the property from the side, a welcoming entrance hallway provides access to a guest w.c. along with return staircase to the first floor. A well proportioned living room lies to the front of the property with bay window, polished stone fireplace with gas fire and double radiators. A doorway leads through to a formal dining room, comfortably accommodating a family dining suite with sliding patio doors opening into the conservatory — a lovely addition offering views and access out to the southerly facing rear garden.

The kitchen, accessed via the dining room, is fitted with a stylish and modern range of gloss fronted wall and base units with complementary laminate worktops and matching upstands. Integrated appliances include a Bosch oven with microwave above, 50/50 split fridge freezer, induction hob with extractor hood over, automatic washing machine, dishwasher and sink unit.

To the first floor, a spacious landing provides loft access and serves four bedrooms, three of which are well-proportioned doubles and benefit from fitted floor to ceiling wardrobes. The fourth bedroom, a generous single, is positioned to the rear. The family house bathroom is attractively tiled and fitted with a white suite comprising panelled bath, walk-in shower cubicle, wash basin and low flush w.c.

Externally, the property enjoys a generous frontage with gravelled garden, well-stocked borders and mature shrubs. A wide flagged driveway provides off-street parking for several vehicles and leads to a single garage with manual up and over door, power, lighting, wall-mounted gas boiler and personal door to the rear. The rear garden is particularly appealing, enjoying a southerly aspect with extensive block-paved patio, ideal for outdoor entertaining, leading to a level shaped lawn bordered by mature planting and enclosed by timber fencing. A timber garden shed offers further useful storage.



NOT TO SCALE For layout guidance only
Total floor area 118.5 sq.m. (1,275.5 sq.ft.) Approx (Including Garage)

