

SECOND FLOOR

LANDING AREA

With loft access hatch, radiator, useful store cupboard.

BEDROOM FIVE

6.3m x 4m (20'8" x 13'1")

A most generous double bedroom with double glazed window to front elevation, radiator beneath, a pair of Velux's to rear, fitted floor to ceiling bedroom furniture to one side, radiator.

SHOWER ROOM

A modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin, walk-in shower cubicle with Mira shower fittings, part tiled walls with matching floor tiles, Velux window, chrome ladder effect heated towel rail, extractor fan.

BEDROOM SIX

6.5m x 3.4m (21'3" x 11'1")

With walk-in dormer window to front elevation, radiator beneath, a pair of Velux windows to rear with additional double radiator, partially vaulted ceiling, T.V. aerial.

TO THE OUTSIDE

Quietly positioned on this exclusive development, the property sits in a private cul-de-sac with driveway parking to front serving access to :-

GARAGE / GYMNASIUM

With a pair of manual up and over doors to front leading to useful storage space, internal doorway leading to :-

GYMNASIUM

5.4m x 4.8m (17'8" x 15'8")

Forming part of the original double garage this space has been skilfully converted into a practical gymnasium with laminate floor covering, mirrored wall to one side, fitted storage, double radiator and single personnel door to rear garden.

GARDENS

The rear garden is generous in size and low maintenance in nature having a level astro turf lawn with high fence perimeter. Spanning the full width of the property a generous patio which creates the ideal space for 'al-fresco' dining with direct access off the kitchen diner, outside water tap, security lighting, power socket.

GARDEN BAR

3.8m x 2.7m (12'5" x 8'10")

With light and power laid on, as well as purpose built bar area with space for fridge beneath, double French doors and windows leading out to garden with its own raised patio area to side creating the ideal space for outdoor entertaining.

SERVICE CHARGE

(to be confirmed)

COUNCIL TAX

Band G (from internet enquiry)

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.

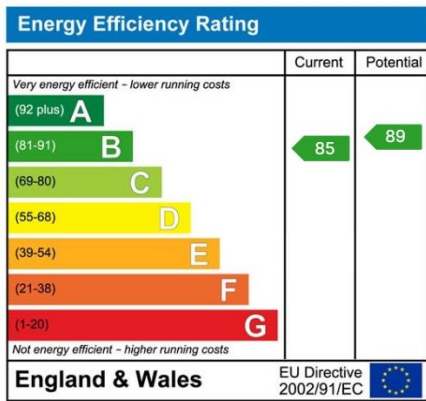
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 June 2025



Wetherby ~ 13 Wentworth Street, LS22 6BH

A most impressive 5/6 bedroom detached family home superbly presented throughout with a number of quality upgraded features, occupying a choice position on this exclusive modern development at the top of Spofforth Hill built by well renowned Bellway Homes.

- Fantastic 5/6 bedroom detached home
- Two spacious ground floor reception rooms
- Superb open living kitchen diner
- Principal bedroom with luxury en-suite and generous dressing area
- Two further double bedrooms with en-suites to first floor
- Second floor having bedroom five, shower room and bedroom six
- Generous low maintenance garden to rear with private bar area and raised decking

£1,100,000 PRICE REGION FOR THE FREEHOLD

2 6 5

MISREPRESENTATION ACT

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All-round excellence, all round Wetherby since 1950



WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along Westgate turn right at the mini roundabout and proceed up Spofforth Hill. Passing the traffic lights take the next right onto Ingbarrow Gate then turn left onto Barrow Way and left again onto Wentworth Street, at the head the property is situated on your left hand side.



THE PROPERTY

"The Deighton Special" is a superior family home revealing generous living accommodation. Skilfully arranged over three floors, boasting high end fixtures and fittings throughout. Built by a well renowned Bellway Homes the accommodation comes with the remainder of a ten year new build warranty and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

IMPRESSIVE ENTRANCE HALL

Accessed gained via composite front door with obscure glazed panelling to side and above, entrance hall with porcelain tiles that flow throughout a large portion of the ground floor accommodation, returned staircase to first floor with decorative panelling to side, radiator, ceiling spotlights, useful understairs storage.

DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., vanity wash basin, cupboard beneath, radiator, part tiled walls, extractor fan.

LOUNGE - 4.5m x 4m (14'9" x 13'1")

Beautifully decorated with double glazed window to front elevation, radiator beneath, attractive panelling to walls, impressive fireplace with brick inset, heavy oak mantle, large wood burning stove surmounted upon a slate hearth.



PLAYROOM

3.5m x 2.7m (11'5" x 8'10")  
With double glazed window to front elevation, double radiator beneath, T.V. aerial.

STUNNING LIVING KITCHEN / DINER

10.4m x 3.6m (34'1" x 11'9") overall  
The kitchen comprises a modern range of quality wall and base units, cupboards and drawers, Quartz worksurfaces with matching up-stand, integrated appliances include fridge freezer, large Range cooker with five ring gas hob and griddle, extractor hood above, Belfast sink with dishwasher to side. Impressive central island with matching worktops, cupboards and drawers beneath as well as overhang creating a breakfast bar, double glazed window to side, pair of large vertical radiators, ceiling spotlight.



Dining area with ample space for dining table and chairs, five leaf bi-fold doors leading out to patio and rear garden, vertical radiator, comfortable sitting area beyond, T.V. aerial.



UTILITY ROOM

2.1m x 1.6m (6'10" x 5'2")  
With matching wall and base units, cupboards and drawers, Quartz work surfaces with inset sink unit and mixer tap, space and plumbing beneath for automatic washing machine and tumble dryer. Internal doorway leading to converted garage/gym.

FIRST FLOOR

LANDING

With returned staircase to second floor, airing cupboard, radiator, ceiling spotlights.

PRINCIPAL BEDROOM

6.4m x 5m (20'11" x 16'4")  
A superb double bedroom with partially vaulted ceiling with Velux windows to rear, pair of double glazed windows to front elevation with radiators beneath. Spacious dressing area with fitted high end bedroom furniture to one side, T.V. aerial, further double radiator, ceiling spotlights.



EN-SUITE BATHROOM

A stylish white suite comprising free-standing bath with mixer tap and detachable shower hand piece, white low flush w.c., with concealed cistern, vanity wash basin, part tiled walls and matching floor tiles, generous walk-in

double shower with wall mounted Mira shower fitting. Double glazed window to rear, extractor fan.



BEDROOM TWO

4m x 3.3m (13'1" x 10'9")  
With double glazed window to front elevation, radiator beneath, decorative wall panelling, doorway leading to :-

EN-SUITE

A modern white suite comprising low flush w.c., with concealed cistern, walk in shower cubicle with wall tiles, vanity wash basin, part tiled walls and complimenting floor tiles, double glazed window to front elevation, radiator beneath, extractor fan.

BEDROOM THREE

3.8m x 3.3m (12'5" x 10'9")  
With a pair of double glazed windows to rear elevation, fitted floor to ceiling wardrobes to one side with mirrored doors.

EN-SUITE

A modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin, walk in shower cubicle, part tiled walls and floor tiles, extractor fan.

BEDROOM FOUR / DRESSING ROOM

3.3m x 2.8m (10'9" x 9'2")  
Currently used as a dressing room with fitted furniture to two sides providing an abundance of shelving and hanging space within, double glazed window to front, radiator beneath.

HOUSE BATHROOM

A generous house bathroom with double glazed window to rear elevation, stylish wall and floor tiles, modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin with drawer beneath, panelled bath, walk in shower cubicle, chrome ladder effect heated towel rail, extractor fan.

