



HAWESWATER CLOSE, WETHERBY

GUIDE PRICE £695,000



A beautifully appointed detached home within striking distance of Wetherby.

An exceptionally spacious detached family home revealing versatile accommodation. Ideally located in this quiet and much sought after residential location, moments from the centre of Wetherby.

For sale for the first time in 28 years, this much loved family home has been sympathetically modernised and cleverly extended.

The property boasts spacious and versatile accommodation over two floors with far-reaching views over open countryside. Personal viewing is strongly recommended.



Tenure
Freehold

Local Authority
Leeds

Council Tax Band
F

EPC Rating
C







Property Description.

Occupying a private position and perfectly placed on a sizeable corner plot, the property in brief comprises: Reception hallway, cloakroom with w.c., office, sun room/playroom, dining room, sitting room with feature bay window, spacious kitchen/diner with recently fitted kitchen and French doors leading outside to a private rear patio, two double bedrooms with garden views and a drop down ladder which currently provides access to a superb storage space but also has the potential to be another en-suite subject to requirement.

To the first floor is the master bedroom with fitted wardrobes, newly fitted house bathroom with walk in shower, guest bedroom with vaulted ceiling and en-suite and finally another double bedroom also with fitted wardrobes.

Outside there is ample off street parking, two patio areas designed for entertaining and wrap round lawned gardens with herbaceous borders.

Haweswater Close is situated off Spofforth Hill and is close to renowned schools for all age groups and is also within walking distance of Linton and Wetherby town centre; which provides a wide choice of shops and recreational amenities.

The area is popular with those working in Leeds, Harrogate and York with the nearby A1(M) providing easy access to the region's excellent motorway network.



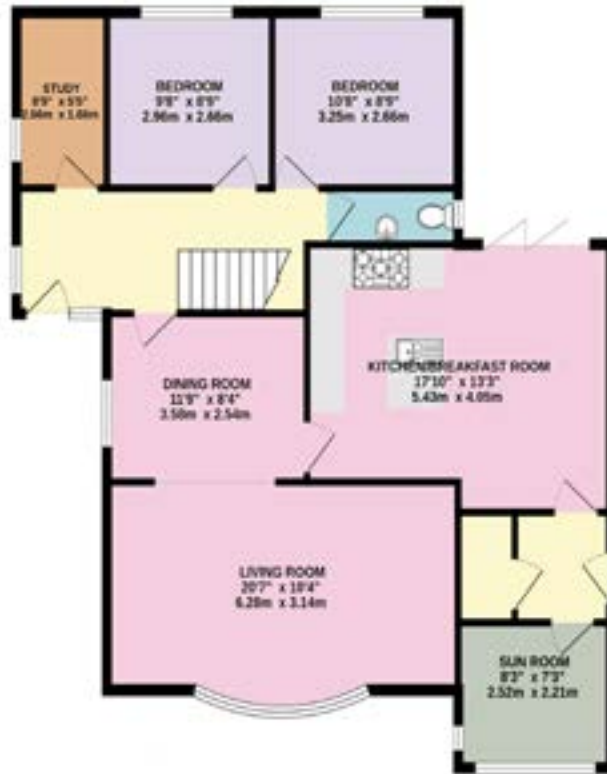
Services

We are advised that the property has Gas central heating, mains water and mains drainage.

Directions (LS22 6FG)

From Wetherby town centre proceed on the A661 towards Harrogate. At the roundabout take the first left onto Linton Road which leads onto Sicklinghall Road. Take the last right onto Fledborough Road. Then left onto Nichols Way and lastly left onto Haweswater Close; the property can be identified on the left by our 'For Sale' board.





TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure (2022)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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An aerial photograph of a suburban residential neighborhood. The scene shows several houses with varying roof colors (brown, grey, tan) and styles. Large green lawns are visible between the houses. A paved road runs diagonally from the top left towards the bottom right, with a few cars parked or driving. In the bottom right corner, there is a logo for 'NORTH RESIDENTIAL' inside a light pink rectangular box with a thin black border.

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