



56 Pentagon Way, Wetherby, West Yorkshire, LS22 6AR

A beautifully presented three bedroom semi-detached home on Spofforth Park, with a modern kitchen/diner, low-maintenance garden, driveway for two cars, and a sought-after cul-de-sac location close to amenities and excellent road links.

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**56 Pentagon Way, Wetherby, West
Yorkshire, LS22 6AR**

Guide Price: £365,000

- Semi-Detached Family Home
- Three Bedrooms
- Sought After Development
- Crossley Street Primary School Catchment Area
- Cul-De-Sac Location
- Multi-Car Driveway
- £103.12 Annual Service Charge



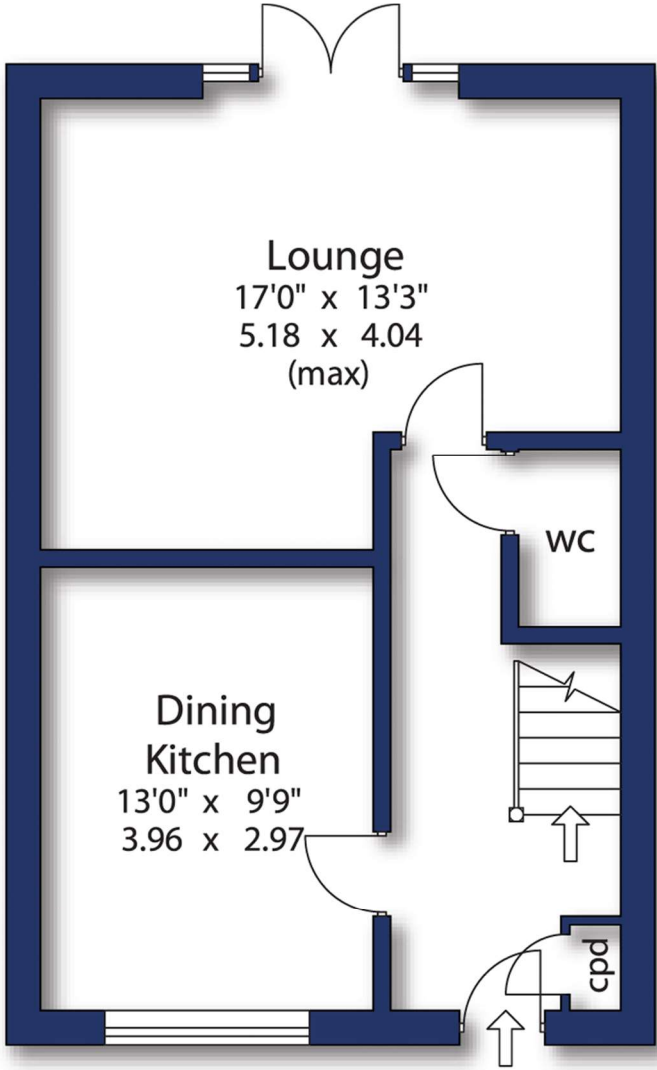
General remarks

Nestled in a quiet cul-de-sac on the highly sought-after Spofforth Park development, this beautifully presented three-bedroom semi-detached family home on Pentagon Way offers modern living in a desirable location. The property provides the perfect balance of comfort and convenience, with local amenities, schools, and excellent road networks close at hand, making it an ideal choice for families and commuters alike.

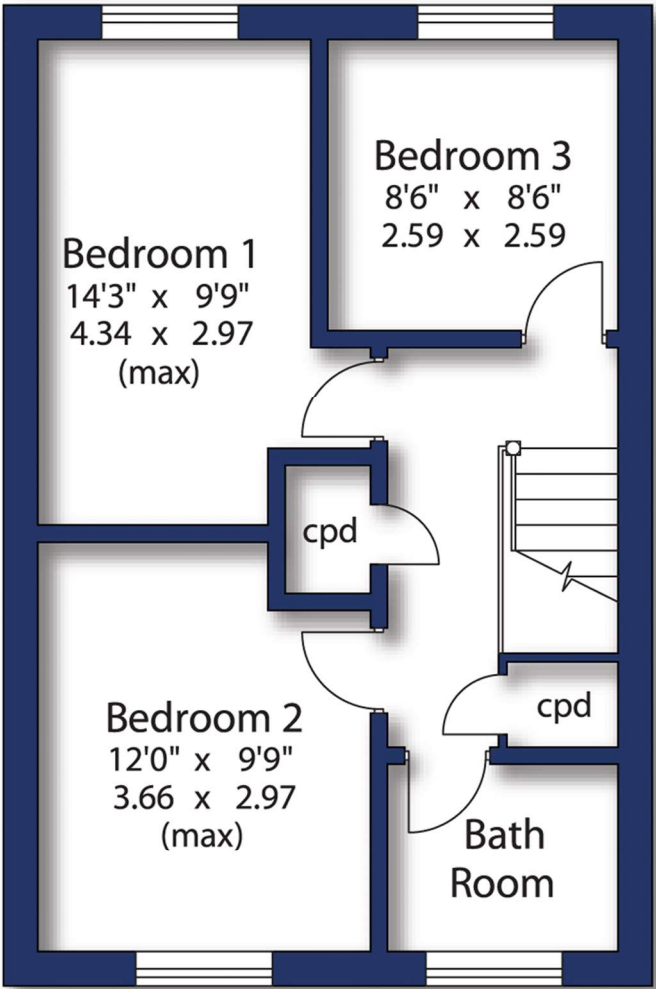
Inside, the accommodation is well-proportioned and thoughtfully laid out. The ground floor features a bright and spacious sitting room, perfect for relaxing or entertaining, alongside a contemporary kitchen/diner which provides a stylish and practical space for family meals and social gatherings. Upstairs, the property boasts a generous master bedroom, a further well-sized double bedroom, and a large single bedroom, all served by a modern family bathroom.

Externally, the home continues to impress with a private rear garden designed for low maintenance living. The garden offers a paved patio area, ideal for outdoor dining and entertaining, alongside artificial grass, ensuring a neat and tidy appearance all year round. To the front, the property benefits from a driveway providing parking for two cars.

Situated in a prime location, residents enjoy easy access to a range of local shops, schools, and leisure facilities, as well as excellent transport links via nearby road networks, making commuting to surrounding towns and cities straightforward. With its combination of modern living spaces, a sought-after setting, and superb connectivity, this home presents an excellent opportunity for families looking to settle in a thriving community.



Ground Floor



First Floor © Dacre, Son & Hartley

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Contact us



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Directions

What3Words trees.nags.window

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are connected
- Off street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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