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36 Pentagon Way, Wetherby, West Yorkshire, LS22 6AW

This striking three bedroom family home benefits from stylish interiors, enclosed landscaped side gardens and allocated parking spaces, and occupies a prime setting within this highly sought after neighbourhood on the northern outskirts of Wetherby.

28 Market Place, Wetherby, LS22 6NE
Tel: 01937 586177
Email: wetherby@dacres.co.uk







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Guide Price: £399,950

- Attractive rendered elevations
- Elegant full depth sitting room
- Superb dining kitchen
- Impressive master bedroom suite
- Three family bedrooms
- Stylish house bathroom
- Enclosed landscaped gardens
- Allocated car parking







General remarks

Conveniently located in the exclusive Spofforth Park neighbourhood, this stunning three-bedroom family home reveals superb interiors, featuring high quality shutters to double glazed windows, along with enclosed landscaped gardens and has over four years remaining on its new build warranty.

A welcoming entrance hall provides access to an elegant dual aspect sitting room and a spacious dining kitchen also with dual aspects and complete with a useful utility room.

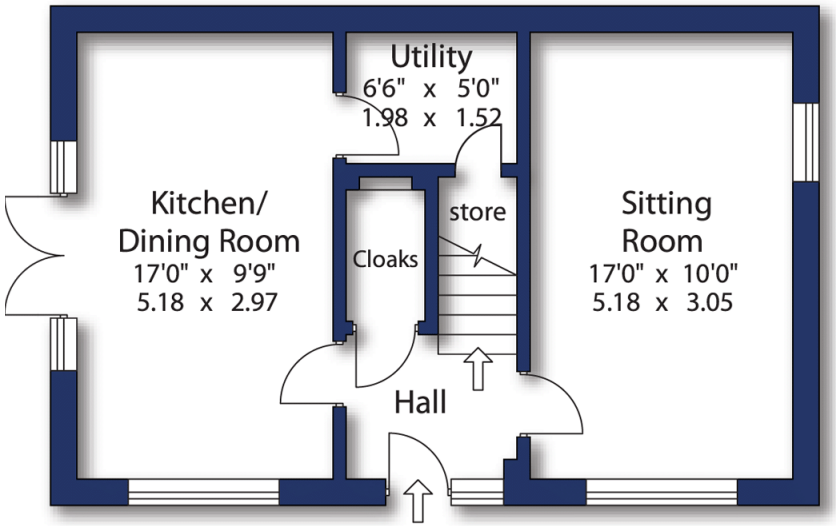
The kitchen boasts an integrated stainless steel double oven, hob and cooker hood, a dishwasher and fridge/freezer, while also benefitting from chrome-finish downlighting, high-quality work surfaces and matching upstands.

The dining area is afforded much natural light from elegant French doors which provide access to the side gardens.
A modern cloakroom and useful storage cupboard are also located on the ground floor.
At first floor level the master bedroom benefits from built-in wardrobes and an en-suite shower room with contemporary sanitaryware and stylish downlighters. The other bedrooms are served by a family bathroom also with high-quality sanitaryware by Roca.

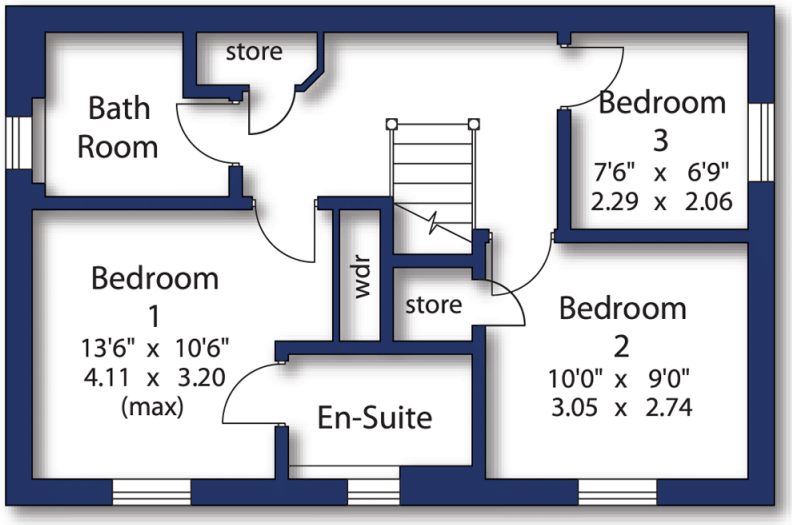
Carefully designed and fully enclosed landscaped gardens are screened by high boundary walls and provide a choice of seating areas alongside shaped lawns. There is gated access to off-road car parking .

Spofforth Park is Wetherby's most sought-after location as a direct result of the imaginatively designed street scenes with landscaped open space for residents and excellent access to the town centre and major road links with West and North Yorkshire make this a perfect setting for the busy commuter.

Floorplans



Ground Floor



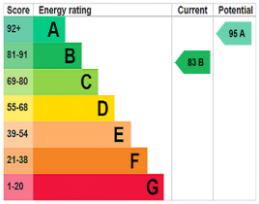
First Floor

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Directions

Proceed out of Wetherby up Spofforth Hill and after approx. one mile turn right into Ingbarrow Gate. At the crossroads turn right into Bridle Way. Bear left onto Pentagon Way and follow the road around where the property will be found further down on the right hand side identified by our For Sale board.

What3Words incur.boldest.finishes

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Estate Management Charge – we have been advised the last annual invoice was for £235.42
- All mains services are installed
- Allocated car 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

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. Dacres Ref: CSC241681

Contact us

01937 586177

wetherby@dacres.co.uk