



26 Wentworth Gate, Wetherby, West Yorkshire, LS22 6XD

This impressive four bedroom detached family home enjoys a prime head of cul-de-sac position on the fringe of Wetherby adjoining and overlooking the Stockeld Estate to the rear. Undoubted scope for upgrades and extensions subject to the relevant consents.

28 Market Place, Wetherby, LS22 6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk

dacres.co.uk   



**26 Wentworth Gate, Wetherby, West
Yorkshire, LS22 6XD**

Offers in excess of: £700,000

- Prime head of cul-de-sac setting
- Open farmland to rear
- Three reception rooms
- Four family bedrooms
- En-suite plus house bathroom
- Extensive parking / double garage
- Delightful private rear gardens
- Potential for remodelling / extension



General remarks

A stylish detached family home quietly located on the north-western outskirts of Wetherby with delightful landscaped gardens, open rear aspects and extensive car parking and garaging.

The accommodation with gas fired heating and double glazing has been well cared for by our clients and offers the new owners many permutations for their own programme of improvements, extension and remodelling (subject to the relevant consents).

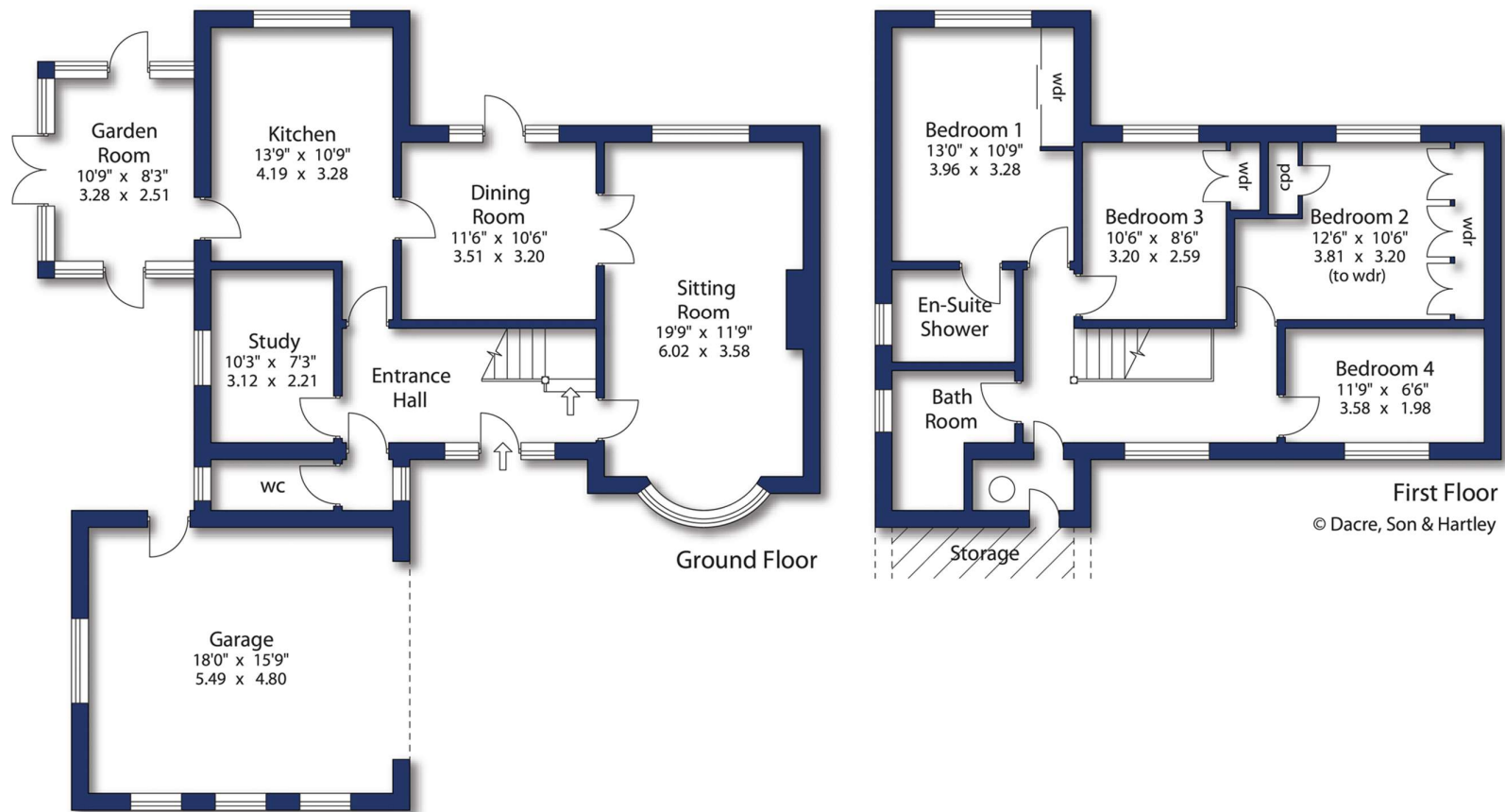
A welcoming reception hall with guest cloakroom and study leads to a through sitting room with windows to front and rear elevations. The separate dining room has French doors opening onto rear gardens and adjoins a well-appointed kitchen with the scope for the two rooms to be amalgamated to create an impressive 22ft wide family kitchen.

The ground floor layout is completed by a garden room / conservatory which enables optimum enjoyment of side gardens and private seating areas.

The principal bedroom has its own shower room and fitted wardrobes and three further family bedroom are served by a house bathroom with the additional benefit of useful eaves storage space above the garage.

A neatly paved driveway provides extensive forecourt parking to the front and side of an integral garage with remote controlled shutter door. There is secure gated access to delightful lawned gardens with extensive mature borders and sheltered seating areas - a high level of privacy is enjoyed and the gardens border the Stockeld Estate.

Floorplans



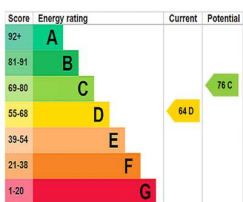
Mortgage Advice Bureau

01274 515 763

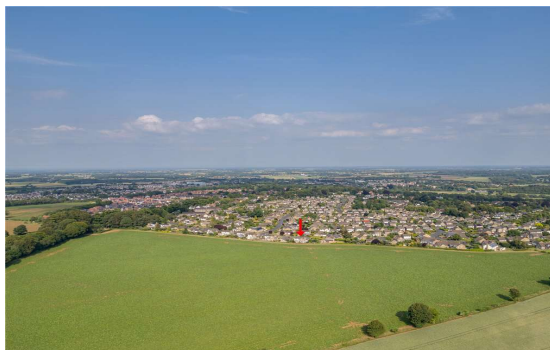
Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01937 586177



wetherby@dacres.co.uk

Directions

From Wetherby proceed up Spofforth Hill for approx 0.5 miles. Turn left into Wentworth Gate and continue down where the property will be found further along on the right hand side.

What3Words sleeper.graph.filer

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking and integral garage

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: WET220120