



GREAT NORTH CLOSE, WETHERBY,
WEST YORKSHIRE, LS22 7AF

£485,000

4 BEDROOM DETACHED HOUSE
EPC Rating: B

LINLEY &
SIMPSON

An Immaculately Presented Four Bedroom Detached Family Home with Stunning Open Field Views.

Enjoying an enviable position on a sought-after modern development, this beautifully presented David Wilson detached home, constructed in 2019, offers spacious and thoughtfully designed accommodation extending to four bedrooms, complemented by gardens, a garage and driveway parking. A particular feature of the property is the delightful open aspect to the rear, enjoying uninterrupted views across neighbouring farmland.

The property is ideally situated for access to local amenities, highly regarded schools and excellent transport links, making it an ideal choice for families and commuters alike.

A welcoming entrance hall provides access to the principal ground floor accommodation and benefits from a useful cloakroom/WC and additional downstairs storage.

The spacious sitting room enjoys a pleasant front-facing aspect and offers an ideal space for relaxation and entertaining.

To the rear of the property, the impressive dining kitchen forms the heart of the home. Fitted with a contemporary range of high-gloss wall and base units, the kitchen incorporates a selection of integrated appliances including a dishwasher, fridge, freezer, gas hob and double electric oven. French doors with full-height glazed side panels open onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

A practical utility room provides further storage and laundry facilities, with direct access to both the rear garden and integral garage with wall mounted boiler.

To the first floor, a generous landing leads to four well-proportioned double bedrooms. The main bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Further three bedrooms with bedroom three and bedroom four take full advantage of the attractive countryside views to the rear.

The house bathroom is exceptionally well-appointed with a four-piece suite comprising a bath, separate double shower enclosure, wash hand basin and WC.

To the front, a driveway provides off-street parking for two vehicles and leads to the single garage. A neat lawned garden enhances the property's attractive kerb appeal.

The enclosed rear garden enjoys a delightful outlook over open farmland and features a stone paved patio, ideal for outdoor dining and entertaining, together with a lawned garden, fenced boundaries and useful side storage area.

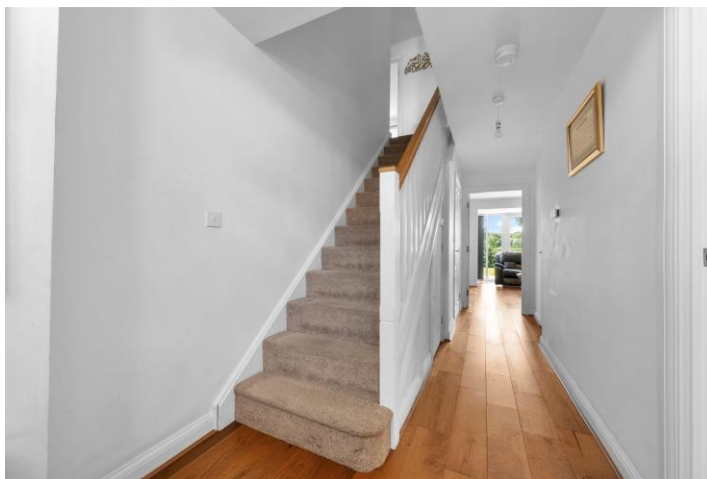
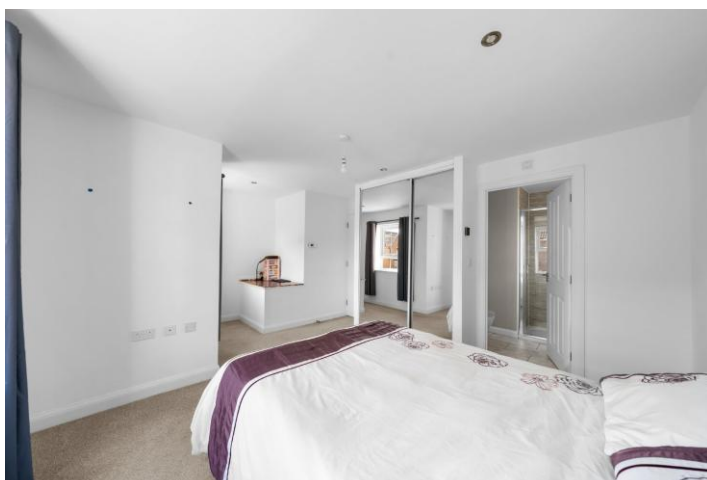
MATERIAL INFORMATION

TENURE Freehold

COUNCIL TAX BAND E with Leeds City Council

SERVICES The property has mains gas, electricity, water and drainage / sewerage, which were connected and working at the time of our inspection.

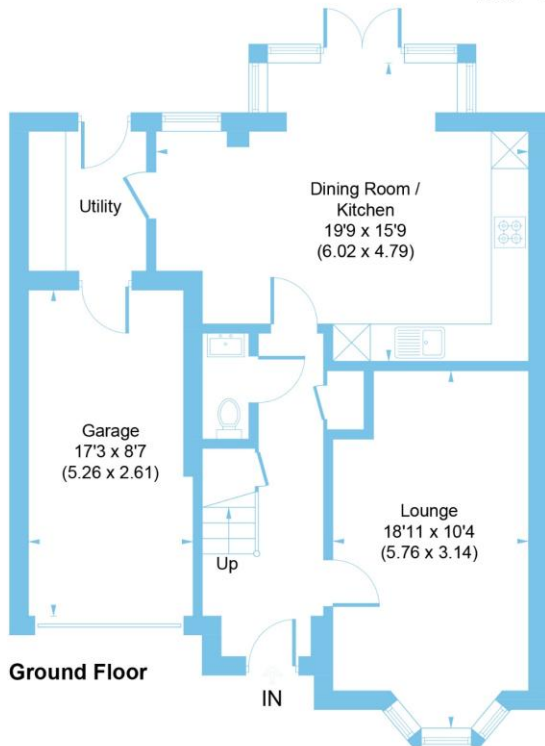
BROADBAND / MOBILE SIGNAL & COVERAGE is available in this area
Mobile and Broadband checker - Ofcom



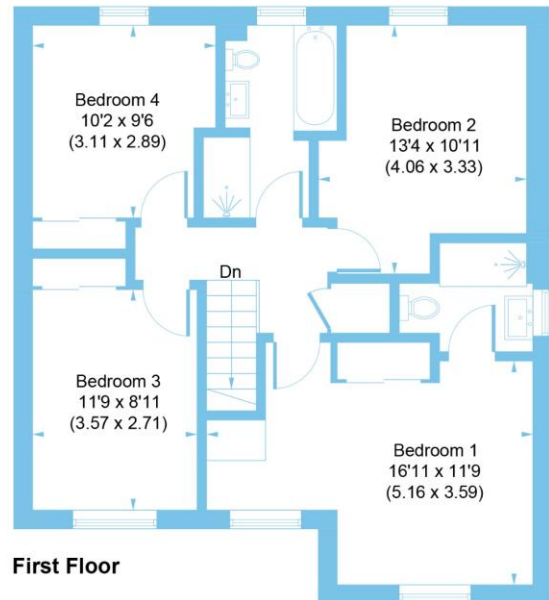
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great North Close, Wetherby, LS22

Approximate Gross Internal Area
Main House = 123.1 sq m / 1325 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 137 sq m / 1475 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.