



NOBLE CRESCENT, WETHERBY,
LS22 7DU

£450,000

4 BEDROOM DETACHED HOUSE
EPC Rating: B

LINLEY &
SIMPSON

Immaculately presented four Bedroom detached family home in a prime Wetherby location with garage, driveway and lovely garden.

Tucked away at the head of a peaceful cul-de-sac, this beautifully presented four-bedroom detached home has been built in recent years and is finished to an excellent standard throughout. The property combines stylish interiors with generous living space.

GROUND FLOOR

The welcoming entrance hall leads to a bright living room, where French doors open onto the rear garden, creating a wonderful space for both relaxing and entertaining. A separate study provides the perfect home office or playroom, while a guest WC adds everyday convenience.

At the heart of the home is the impressive open-plan dining kitchen, fitted with a range of quality units and integrated appliances including a double oven, gas hob, fridge freezer and dishwasher. A separate utility room, complete with plumbing for laundry appliances and external access, provides additional practicality.

FIRST FLOOR

Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A second double bedroom also enjoys fitted wardrobes, while two further generous bedrooms are served by a contemporary family bathroom featuring both a walk-in shower and a separate bath.

EXTERNAL

Outside, the property continues to impress with a generous driveway providing off-street parking for several vehicles, a single garage and a beautifully enclosed rear garden. The private garden offers an excellent lawn and patio area, creating the perfect setting for outdoor dining, family life and entertaining.

LOCATION

Located within easy reach of Wetherby's vibrant town centre, excellent schools, independent shops, cafés and restaurants, the property also enjoys outstanding transport links to Leeds, Harrogate, York and the A1(M), making it an excellent choice for commuters.

Material Information

Freehold

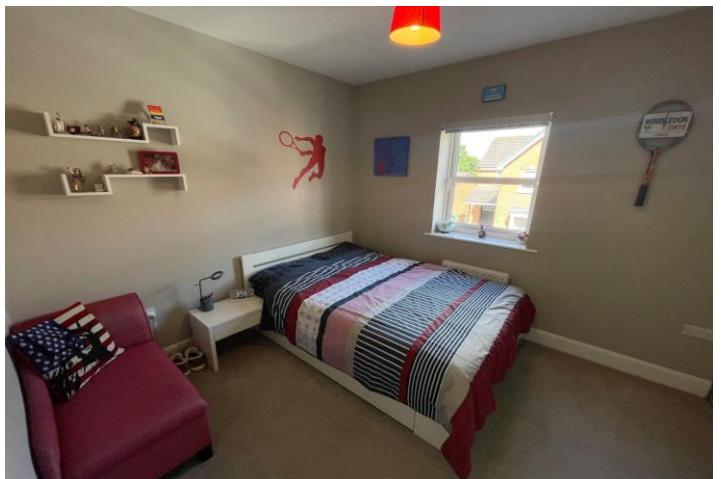
EPC: B

Council Tax Band: E

Deposit: £2,015

Broadband and Mobile Phone Connectivity please follow link below to check current availability.

<https://checker.ofcom.org.uk/>



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



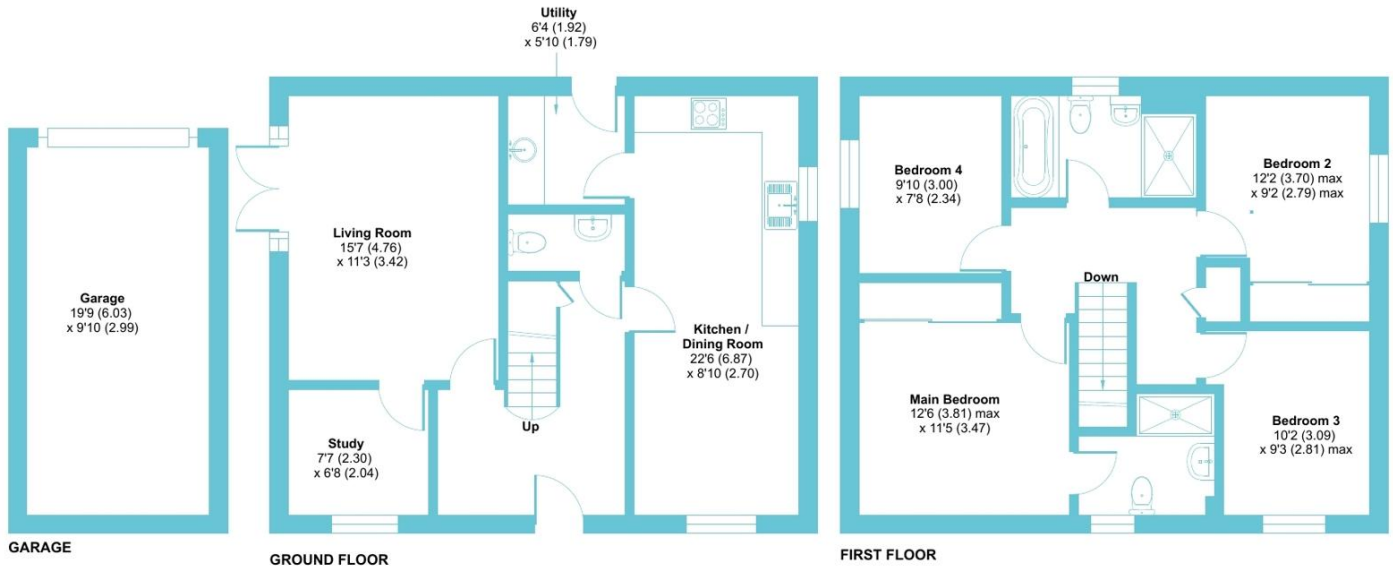
Noble Crescent, Wetherby, LS22

Approximate Area = 1238 sq ft / 115 sq m

Garage = 194 sq ft / 18 sq m

Total = 1432 sq ft / 133 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Linley & Simpson. REF: 1500646

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.