



KINGS MEADOW CLOSE,
WETHERBY, LS22 7FU

£225,000

2 BEDROOM HOUSE
EPC Rating: C

LINLEY &
SIMPSON

TWO-BEDROOM MID-TERRACE HOME featuring a modern kitchen, freshly decorated reception room, contemporary bathroom and south-east facing rear garden. Offering approximately 610 sq ft of accommodation over two floors, plus useful external storage.

The property is entered via a front porch, with a further door opening into the freshly painted and carpeted reception room. A particularly good size, this is a welcoming space with plenty of room.

To the rear, the modern kitchen is fitted with attractive shaker-style units, brushed chrome handles and a complementary grey work surface, with tiled splashback and a built-in oven and gas hob. Thoughtful additions include useful wine storage and plumbing for a washing machine. The rear door leads directly out to the back garden, making the kitchen a practical space for everyday use.

Upstairs, there are two bedrooms and the house bathroom. The principal bedroom is a generous double positioned at the front of the property, complete with built-in wardrobes. The second bedroom is a good-sized single overlooking the rear garden, with shelving providing useful storage.

The bathroom is finished in a contemporary style, with white gloss metro tiling, white grout and a mosaic accent above the bath. A curved P-shaped bath incorporates a chrome mixer shower and glass shower screen, with grey floor tiling completing the look. A recessed shelf provides a handy spot for toiletries.

Outside, the south-east facing rear garden is predominantly laid to lawn, with a terrace immediately beyond the kitchen door and stepping stones leading towards the rear boundary. The orientation offers the potential to enjoy morning sunshine closer to the house and later light towards the back of the garden. To the front, a useful external storage cupboard provides additional space.

MATERIAL INFORMATION

Freehold

Leeds Council Tax Band C

EPC C

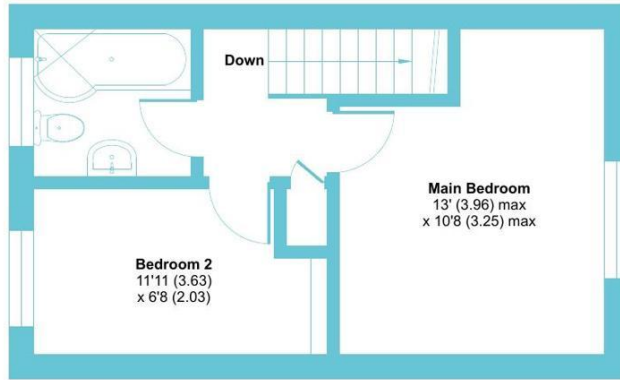


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

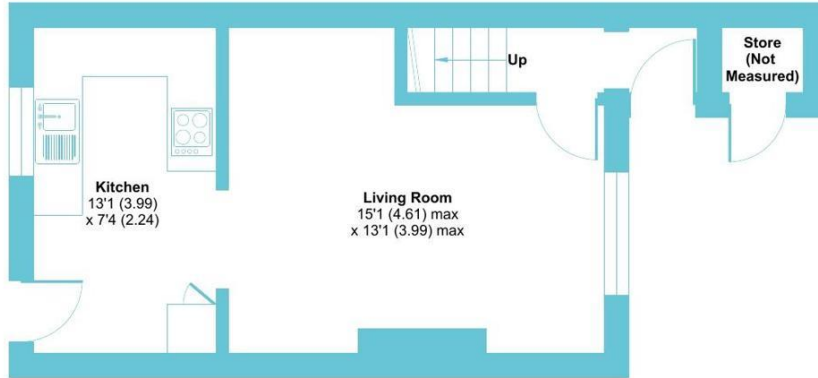
Kings Meadow Close, Wetherby, West Yorkshire, LS22

Approximate Area = 610 sq ft / 56.6 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 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: 1537764

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.