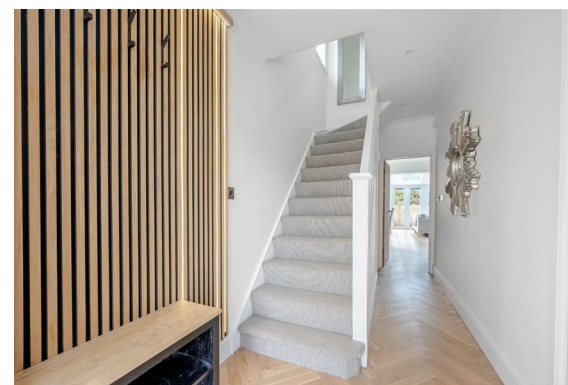




South View, Wetherby, LS22 7QE

- EXTENDED THREE BED SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- SOUGHT AFTER LOCATION
- IMMACULATE THROUGHOUT
- DRIVEWAY FOR SEVERAL CARS
- ECP RATING C / COUNCIL TAX - D

Offers Over £495,000



South View, Wetherby, LS22 7QE

DESCRIPTION

A Beautifully Presented and Significantly Extended Three-Bedroom Semi-Detached Family Home

Occupying a larger-than-average corner plot at the head of a quiet cul-de-sac, this exceptional three-bedroom semi-detached family home has been comprehensively renovated and extended by the current owners to create a stunning turnkey property, ready for its next owners to move straight in and enjoy.

Offering generous accommodation throughout, the property benefits from underfloor heating across the entire ground floor, quality oak flooring and internal doors, stylish décor, and a superb rear extension that has transformed the living space.

The heart of the home is the impressive open-plan kitchen, dining and family room. Flooded with natural light from windows on multiple elevations and two sets of patio doors, this fantastic space is perfect for both family living and entertaining. The contemporary kitchen features a large central island with integrated storage, induction hob with built-in extractor, double oven with integrated air fryer, microwave, integrated dishwasher, double fridge freezer, and a multifunctional Quooker boiling water tap. Ample storage solutions complete this beautifully designed space.

To the front of the property, the elegant lounge provides a relaxing retreat, featuring tasteful décor, a bespoke media wall, and a stylish gas fireplace. A modern ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes, a traditional bay window, and an electric blinds. The second double bedroom also includes fitted wardrobes, while the third bedroom offers versatile accommodation suitable for a child's room, guest room, or home office.

The family bathroom has been fully refurbished to an exceptional standard, featuring villeroy boch fittings, luxurious Carrara wall panels, a contemporary bath with drencher shower over, a window with integrated blind, and an illuminated touch-control mirror.

Externally, the property continues to impress. The beautifully landscaped rear and side gardens feature extensive porcelain tiled seating areas, ideal for outdoor entertaining, alongside a generous lawned garden enclosed by new fencing for privacy. There is also a discreet bin storage area, ensuring the outdoor space remains both practical and attractive.

To the front, a newly installed driveway provides off-street parking for multiple vehicles and leads to a detached double garage with electric doors and useful roof storage.

The property enjoys a highly convenient location within an established residential area on the outskirts of Wetherby, just off Deighton Road. Wetherby town centre is within easy reach and offers an excellent range of shops, cafés, restaurants, and amenities, together with highly regarded schools for all age groups. The town also benefits from excellent transport links via the A1(M) and M1 motorways, providing easy access north and south, while the surrounding countryside offers an abundance of scenic walks and a regular local bus service.

Early viewing is highly recommended to fully appreciate the quality, space, and exceptional finish this outstanding family home has to offer.

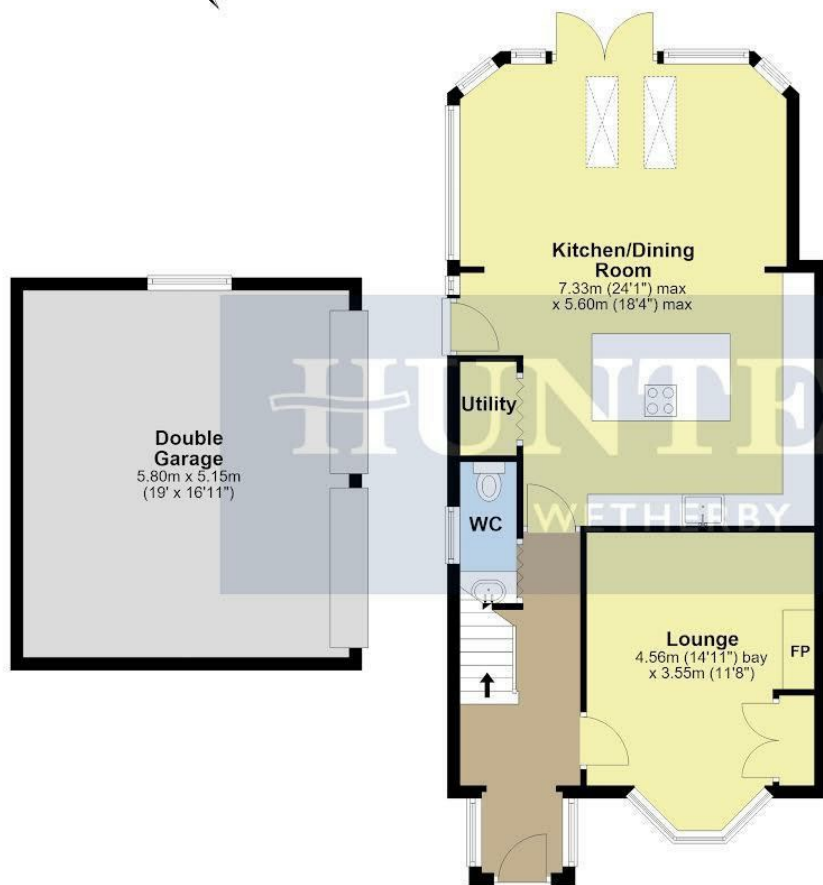






Ground Floor

Approx. 93.9 sq. metres (1010.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 137.9 sq. metres (1484.3 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.