

9 WOODLAND CLOSE
Wetherby

Carter Jonas

9 WOODLAND CLOSE, OFF SPOFFORTH HILL, WETHERBY, LS22 6BJ

Wetherby town centre – ¾ mile
Leeds – 15 miles
Harrogate – 9 miles
A1(M) – 1 mile

Built approximately 8 years ago by renowned developers Bellway Homes, the property has in recent times been further enhanced including a new kitchen and bathrooms, now offering very light and spacious contemporary style accommodation with the added advantage of a potential self contained element across the second floor. The gardens are completely enclosed providing a safe environment for children and designed for minimum upkeep.

The busy market town of Wetherby offers a wide variety of shopping and recreational facilities with most denominations of schools close by with the popular Crossley Street Primary School within walking distance. The town is by passed by the A1 providing easy access to most principal Yorkshire centres including Leeds, Harrogate and York as well as the regions motorway infrastructure for travel further afield.

The accommodation includes an impressive reception hall with oak herringbone flooring which carries through into the living/dining kitchen, turned staircase leading up to a galleried landing, understairs cupboard and cloakroom with WC. The formal living room features an inset remote control log effect gas fire, dado rail and wall appliqués and there is a separate family room with built in cupboards with book shelving above. A superb open plan family sitting/dining kitchen runs the full length of the house with a comprehensive range of quality fitted units, central island with breakfast bar and a range of integrated appliances.

AN EXCEPTIONALLY WELL PRESENTED AND SIGNIFICANTLY IMPROVED 6 BEDROOM FAMILY HOME OFFERING FLEXIBLE ACCOMMODATION OVER THREE FLOORS OF SOME 3,300 SQFT, SITUATED IN A PRIME CUL DE SAC OF JUST FOUR DWELLINGS ON THIS HIGHLY SOUGHT AFTER SPOFFORTH HILL DEVELOPMENT, ON THE WESTERN EDGE OF THE POPULAR MARKET TOWN OF WETHERBY.



In the sitting area is housing for a TV and sound bar, flanking display shelving, inset remote control log effect gas fire and folding glazed doors opening out into the rear garden. Leading off the kitchen is a fitted utility room which provides internal access to the garage.

The first floor is approached from the galleried landing and includes a lovely principal bedroom with feature bed head/room divider behind which is a full length run of fitted wardrobes and there is a luxury en suite bath/shower room. There are then three further double bedrooms, two with private en suite shower rooms and two with fitted wardrobes together with a luxury house bath/shower room.

On the second floor are two large additional double bedrooms served by a central shower room all of which would form an excellent teenage suite if preferred.

Outside, the property is approached through double entrance gates into a private forecourt providing ample parking and in turn leading to the integral double garage. There is a lawned front garden and gravelled flower bed and a timber hand gate leading down the side of the house into the rear garden. The rear garden is designed for ease of maintenance being principally synthetic turf complemented by a large, raised decking area and flagged pathways all of which are completely enclosed providing a safe environment for young children and pets.









ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.
Services: We are advised all mains services are installed.
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.
Directions - LS22 6BJ: Leaving Wetherby from Westgate in the direction of Harrogate, at the mini roundabout take the second exit and continue up Spofforth Hill. After approximately ¾ mile take the last turning on the right into Ingbarrow Gate then first right into Barrow Way. Take the next left onto Woodland Close and continue to the head of a short cul de sac where number 9 is at the end on the left.











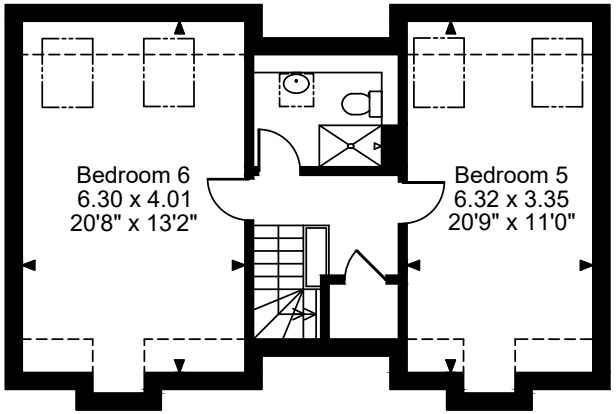




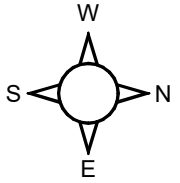


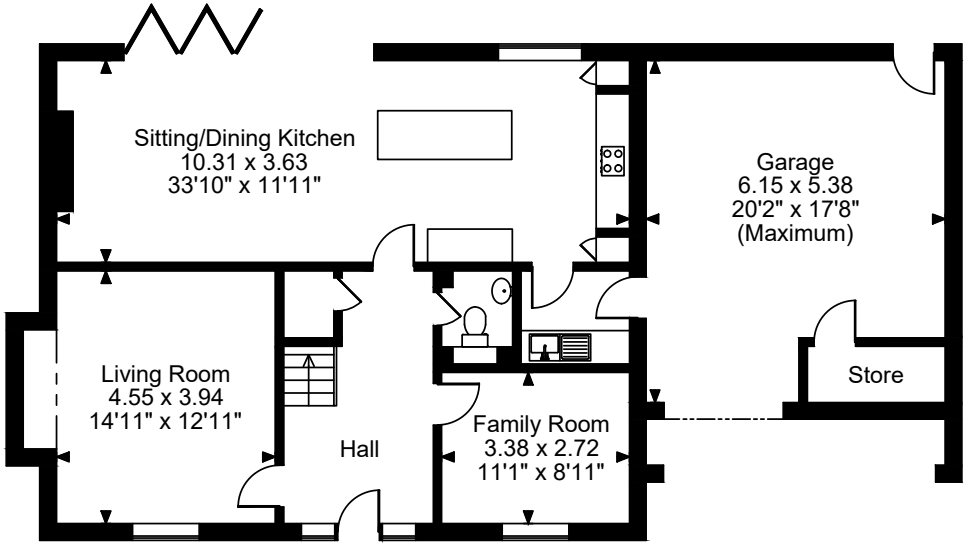


9 Woodland Close, Wetherby
Approximate Gross Internal Area
3,300 sq ft / 306 sq m

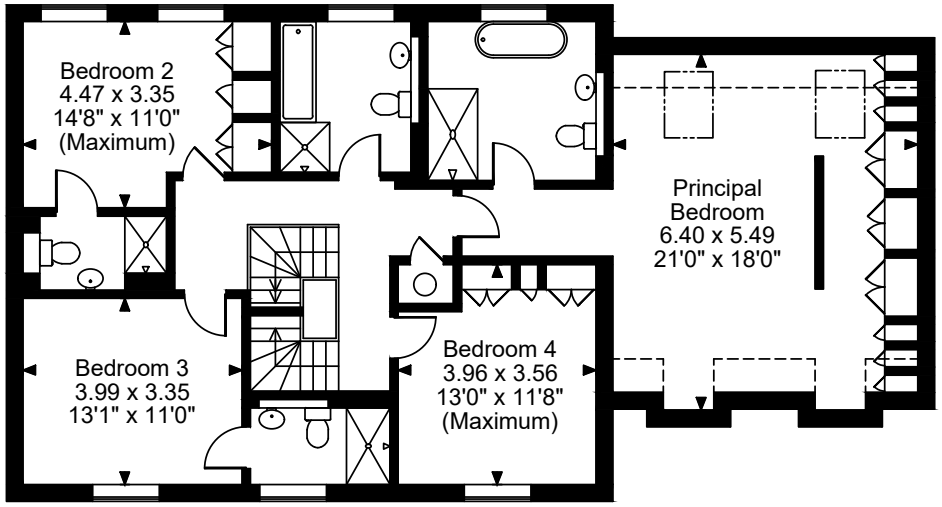


Second Floor

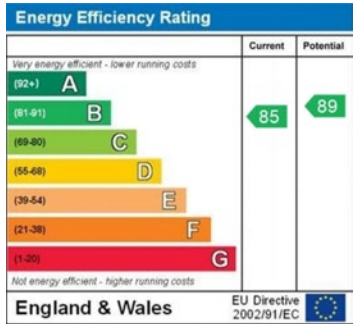




Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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