



48A YORK ROAD  
WETHERBY, LS22 6SL

£485,000  
FREEHOLD

Do you want a fantastic detached family home with lots of space?

MONROE

SELLERS OF THE FINEST HOMES

## 48A YORK ROAD

- Detached Family • Spacious

Throughout • Four Bedrooms • Three Reception Rooms • Double Garage • Garden & Spacious Driveway • Excellent Amenities In Wetherby • Great Schools within Walking Distance



Monroe Estate Agents proudly present this exceptional four-bedroom, extended family home, featuring over 1,600 square feet of living space. Located on a quiet street on York Road in the picturesque town of Wetherby, this property offers a perfect blend of modern comfort and a tranquil setting.

As you enter, you'll find yourself in a bright and spacious hallway. This leads to a formal living room featuring a gas fireplace and a bay window. From this room, you can access the sunroom, which overlooks the south-facing garden.

The kitchen diner is a true gem, showcasing an exquisitely crafted bespoke Howdens kitchen with built-in appliances and a central island, creating an ideal space for both culinary creativity and memorable gatherings.

The first floor showcases four generously sized double bedrooms, each offering a perfect blend of comfort and style, complemented by a sleek and modern family bathroom.

Externally, the property features a spacious driveway leading to a double garage, along with front and rear gardens that are lawned. It includes Indian stone patios and ample space for entertaining family and friends.

Wetherby is renowned for its beautiful surroundings

and excellent local amenities, including shops, restaurants, and reputable schools. The market town provides easy access to nearby towns and cities through major transport links.

For more information or to arrange a viewing, please get in touch with Monroe Estate Agents.

### REASONS TO BUY

- Detached Property
- Heart Of Wetherby
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking

### ENVIRONS

Wetherby is a charming market town that offers a wide variety of amenities to meet everyday needs. It is conveniently located for commuters, with easy access to major motorways connecting to Leeds, York, and Harrogate. Within walking distance, you'll find a good selection of schools, shops, restaurants, bars, and supermarkets. Additionally, there are beautiful walking paths along the river nearby.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

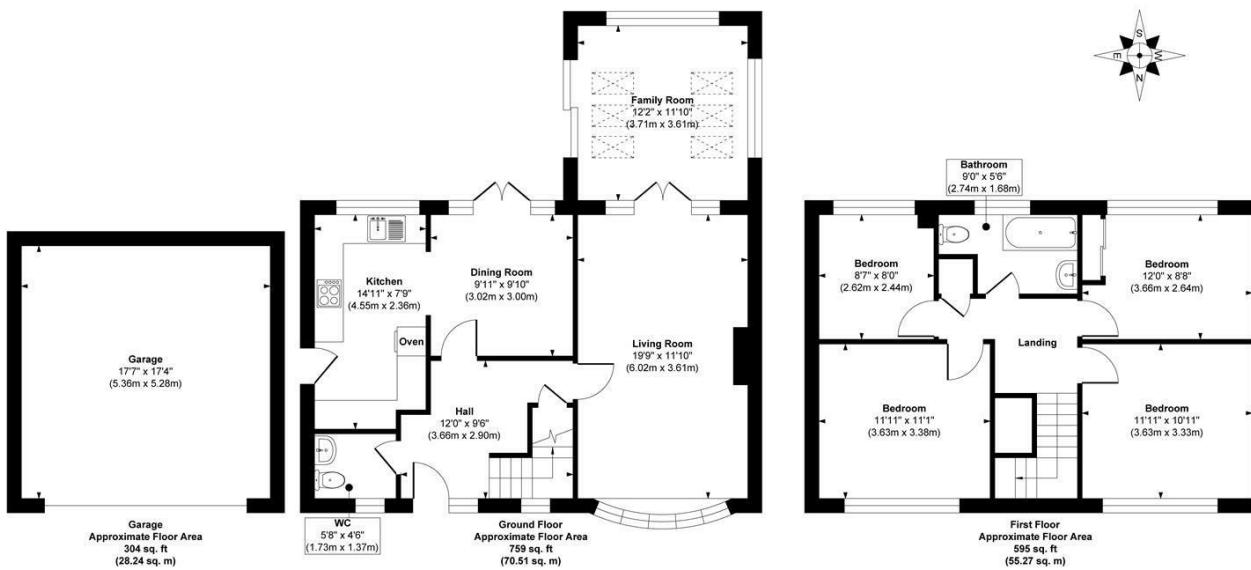
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

# 48A YORK ROAD





Approx. Gross Internal Floor Area 1658 sq. ft / 154.02 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		71
(69-80)	C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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