



# S p o f f o r t h H i l l

Wetherby, LS22

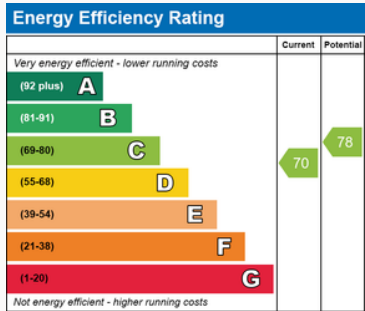
# Introduction

A stunning, extended family home with a spectacular open-plan living kitchen, full-width sliding doors, and a 125ft private garden. Featuring four bedrooms, stylish interiors, and driveway parking, all within walking distance of Wetherby town centre and schools. A rare blend of space, style, and location.

PROPERTY TYPE	Semi-detached, brick and render
BEDROOMS	4
RECEPTION ROOMS	3
BATHROOMS	2

# Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	C with higher C potential



# Key Features

- Prime Location
- Spectacular open-plan living/dining/kitchen
- Flexible family living room & 3rd reception room
- Large-width sliding doors to sunny terrace
- Approx. 125ft private rear garden
- 20ft principal bedroom with en-suite
- Short walk to schools and town centre
- Council Tax Band: F
- EPC: C







## AREA GUIDE

With its riverside charm, Georgian architecture and strong community spirit, Wetherby is one of Yorkshire's most desirable market towns. Set on the River Wharfe and surrounded by countryside, it offers a relaxed pace with a thriving high street at its heart. Independent shops, delis and cafés – including Bae and Kofi & Co – give the town its welcoming, lived-in feel, with everything within easy walking distance.

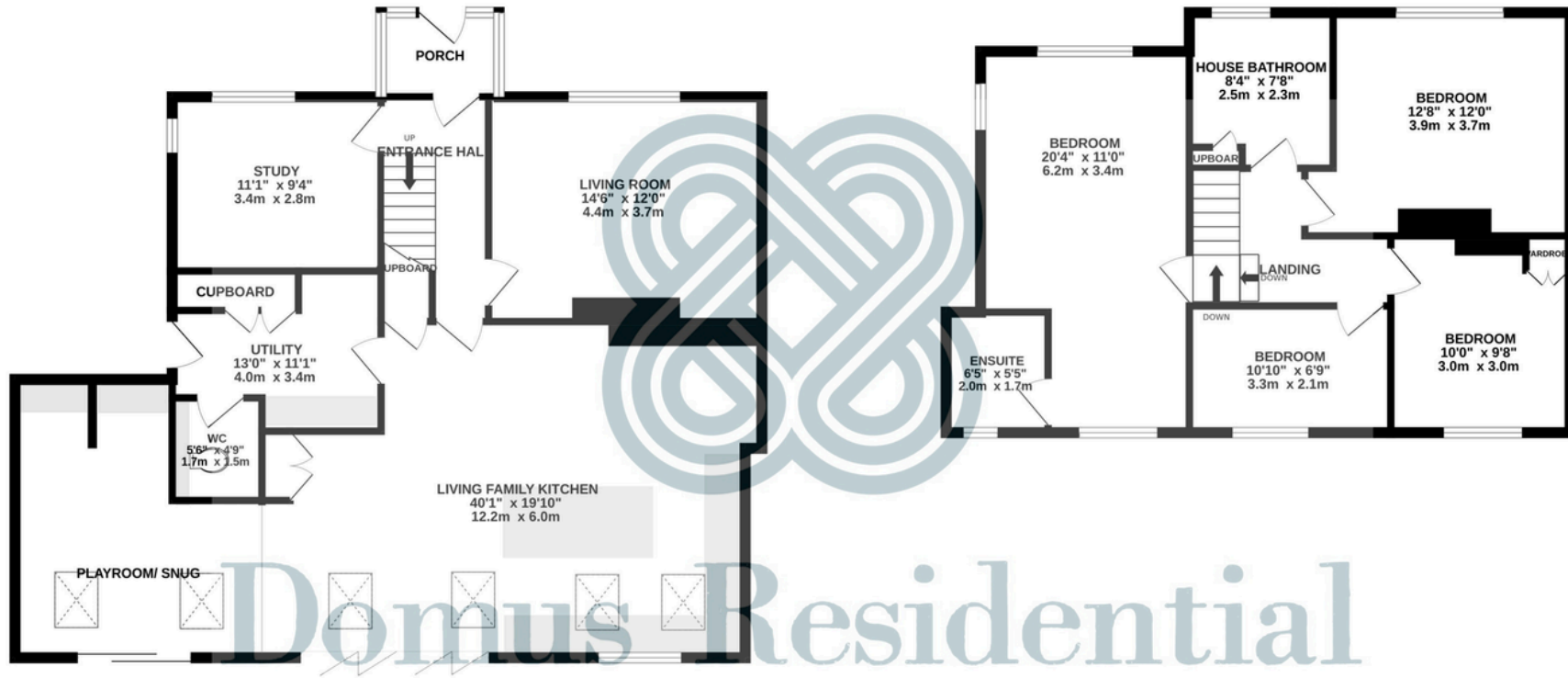
Lifestyle is a key part of Wetherby's appeal. From family film nights at Wetherby Cinema to swimming and fitness classes at the Sports and Leisure Centre, the town is well set up for active living. The Ings and riverside walks offer space to unwind, and the local calendar of markets and events brings the community together year-round.

Families value Wetherby for its walkability and schools. Several strong primaries feed into Tadcaster Grammar, and it's the kind of town where you'll see familiar faces on the school run or out enjoying the park. There's a comforting rhythm to life here – connected, but unhurried.

Well placed for both work and weekend escapes, Wetherby sits moments from the A1(M), offering quick links north and south. Harrogate, Leeds and York are all within easy reach, making the town an ideal base for professionals and families alike.

GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.

1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

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In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.