



Linton Close, 2 Wharfe Grove, Wetherby, West Yorkshire

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Linton Close

2 Wharfe Grove, Wetherby

West Yorkshire LS22 6HA

A stunning renovated detached property presented to an exceptionally high standard situated on a substantial plot in a popular location.

Wetherby town centre 1.1 miles, A1(M) (Jct 45) 2.8 miles, Harrogate 9.0 miles, Leeds city centre 11.5 miles

Reception hall | Dining kitchen | Sitting room
Cinema/games room | 2 WCs | Utility | 5
Bedrooms, 3 en suite, 1 with walk-in wardrobe
House bathroom | Garage | Gardens of approx
0.65 acres | EPC rating D

Agents Note: Planning permission for a separate dwelling to build on the grounds (Leeds City Council ref: 18/07817/ot)

The property

This beautiful period home is situated in a quiet location on the edge of Wetherby, dating back to the 1920's. It has undergone a full high specification renovation and offers a total of 4,676 of spacious luxury accommodation with wrought iron railings, stunning stone mullioned windows and striking period features including wooden panelling and high ceilings.

Upon entering the grand reception hall, you are welcomed with modern wooden panelling, solid oak flooring and an open fireplace. This flows through to the impressive and substantial hand-crafted dining kitchen that is fitted by Ryburn Valley Bespoke Furniture in a traditional Shaker style, painted in Farrow and Ball with quartz Angelo white work surfaces and a central island unit. The kitchen is incredibly well-appointed with built-in appliances to include a Samsung double fridge/freezer, double oven, combi microwave, wine cooler, Franke Décor Eiger instant hot tap and Bosch dishwasher. The light and airy dining area has windows and French doors that flood the room with natural light and

leads onto a terraced patio area overlooking the beautiful gardens and grounds. A magnificent 27 ft long spacious sitting room features a global high efficiency Dru closed flame fire and large bay window. To the front of the property there is a further spacious room with parquet wooden flooring that provides an ideal family and entertaining space. Completing the ground floor are two WCs, a utility room and a plantroom.

On the first floor there are four generous double bedrooms, two of which are en suite to include the splendid luxury principal bedroom.

The second floor has a further bedroom suite with its own en suite shower and walk in dressing room that would be ideal as a guest suite.

Outside

The property sits within 0.65 acres of private grounds surrounded by mature trees and gardens. The large south facing patio terrace area provides spacious entertaining space with access directly into the dining kitchen. It also has steps leading on to the well-manicured lawn. The property is accessed through automated sliding gates with intercom system opening to a gravelled driveway which offers parking for several cars and an integrated garage with an electric door.

Location

The property is located in the village of Linton, just outside Wetherby, and surrounded by beautiful rolling North Yorkshire countryside. Linton has a popular local pub and a village hall, while neighbouring Collingham has further local amenities including a small supermarket.

Further facilities can be found just over a mile away in the bustling market town of Wetherby which has an excellent selection of shops, supermarkets, restaurants, and cafés, as well as a choice of schools, including the Outstanding rated Crossley Street Primary School, St. Joseph's Catholic Primary School and Boston Spa Academy.





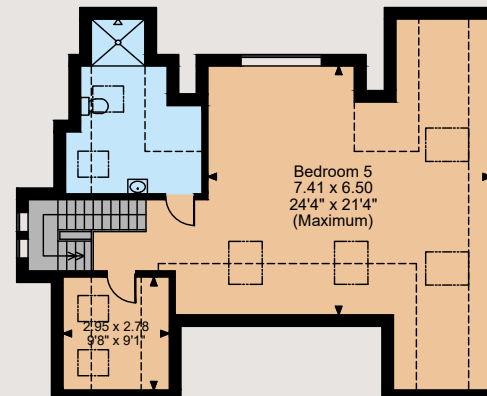
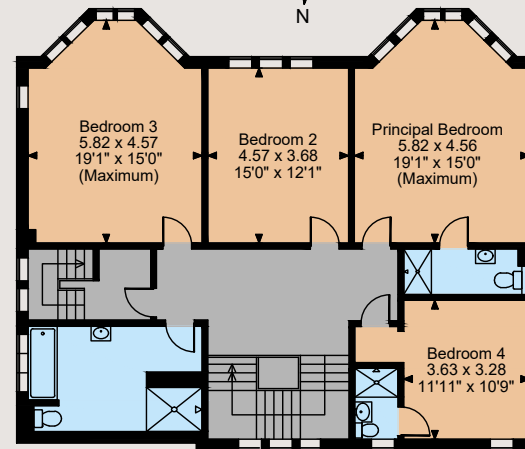
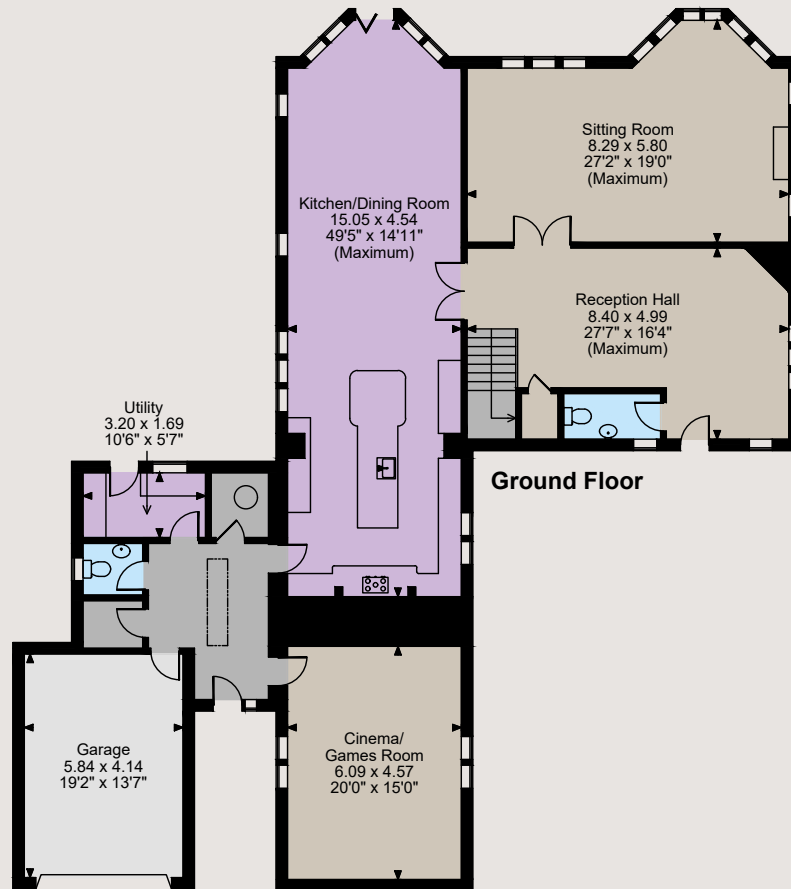
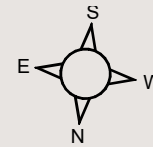








Linton Close, Wharfe Grove, Wetherby
Main House internal area 4,416 sq ft (410 sq m)
Garage internal area 260 sq ft (24 sq m)
Total internal area 4,676 sq ft (434 sq m)



Directions

What3Words: ///evening.glorified.steers

General

Local Authority: Leeds City Council

Services: Mains electric, gas, water and drainage. The property has a new electric and plumbing system, Hive Wireless central heating and Cat 6 cables and infrastructure ready for smart house capability.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,500,000

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority Leeds City Council Ref: 18/07817/ot

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com

London

43 Cadogan St, London SW3 2PR

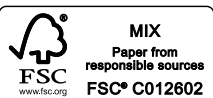
020 7591 2213

london@jointagent.com
struttandparker.com

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