

 **DTZ Residential**

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25 Market Place Wetherby LS22 7LQ

PROPERTY GUIDE

**25, MARKET PLACE,
WETHERBY,
WEST YORKSHIRE**

MARCH 2000



£214,950

Boston Spa

ENJOYING A PLEASANT CUL DE SAC POSITION A STONE BUILT DETACHED FAMILY HOUSE IN THIS MUCH SOUGHT AFTER VILLAGE AND EARLY INTERNAL VIEWING IS STRONGLY RECOMMENDED.

ENTRANCE HALL	
CLOAKROOM/UTILITY AREA	
LOUNGE	24'8 x 12'0
DINING AREA	10'3 x 8'8
BREAKFAST KITCHEN	14'9 x 9'0
BEDROOM 1	12'7 x 10'7
BEDROOM 2	13'0 x 8'10 max
BEDROOM 3	10'7 x 9'4
BEDROOM 4	9'2 x 7'6
BEDROOM 5/STUDY	9'2 x 5'10
BATHROOM/W.C.	
GARDENS	
GARAGE	20'9 x 14'9



£225,000

Ulleskelf

Occupying a well established position on the edge of the village with open fields to the side and enjoying views over open paddock land to the rear.

GROUND FLOOR	
ENTRANCE PORCH	
RECEPTION HALL	13' x 9'5 overall
CLOAKROOM	
LOUNGE	20' x 12'8
DOUBLE GLAZED CONSERVATORY	
	12'7 x 9'10
STUDY	10'4 x 8'4
SITTING ROOM/DINING ROOM	16'10 x 13'7
FITTED BREAKFAST KITCHEN	13'5 x 11'6
REAR LOBBY	
UTILITY ROOM	8'7 x 4'9
REAR ENTRANCE VESTIBULE	
FIRST FLOOR	
GALLERIED LANDING	
MASTER BEDROOM	14'9 x 13'8
BEDROOM TWO	13'6 x 8'8
BEDROOM THREE	12'10 x 12'
BEDROOM FOUR	12'10 x 8'8
BEDROOM FIVE	11'8 x 8'3 max



£239,950

Scarcroft

Occupying a well established position on the edge of this sought after and conveniently located village.

GROUND FLOOR	
RECEPTION HALL	15' x 6'10
REAR HALL/STUDY	8'6 x 8'
CLOAKROOM AND COVERED SIDE ENTRANCE PORCH	
THROUGH LOUNGE	29'9 x 11'10
SEPERATE DINING ROOM	12'8 x 8'11
FITTED KITCHEN	11' x 8'11
FIRST FLOOR	
LANDING	
MASTER BEDROOM	15'6 x 9'6
EN-SUITE BATHROOM	
BEDROOM TWO	11'7 x 8'9
BEDROOM THREE	12' x 11'10
BEDROOM FOUR	7'10 x 7'
HOUSE BATHROOM	
OUTSIDE	
DETACHED GARAGE	20' x 11'10
ADJOINING OFFICE/WORKSHOP	11'8 x 7'8



£55,950

Aberford

Occupying a prime position on this sought after development built by Portford Homes approximately three years ago close to the centre of the village.

GROUND FLOOR
COMMUNAL ENTRANCE HALL
RECEPTION HALL
LIVING ROOM/DINING ROOM 13'6 x 10'6
INRX
FITTED GALLEY KITCHEN 8'8 x 5'
DOUBLE BEDROOM 10'2 x 8'5
HALF TILED BATHROOM
OUTSIDE
PRIVATE PARKING SPACE



£74,500

Wetherby

In a select development off Spofforth Hill and on the outskirts of the town centre a AN APARTMENT.

ENTRANCE HALL 17'3 x 6'
LOUNGE 17'2 x 12'8
KITCHEN 11' x 7'9
BEDROOM ONE 11' x 12'2
BEDROOM TWO 13' x 10'
BATHROOM
SEPERATE WC
GARAGE 19' x 19'6
WORKSHOP 11'11 x 10'8



£74,950

Bardsey

MODERN DETACHED HOUSE WITH GAS CH AND GARAGE

Entrance Hall
Lounge 15'6 x 10'2
Dining Room 13'3 x 7'7
Kitchen 10'6 x 7'2
Bedroom 1 11'6 x 8'4
Bedroom 2 13'6 x 8'5
Bedroom 3 7'3 x 6'6
Bathroom
Garage 18'9 x 9'6



£119,000

East Keswick

**AN EXTENDED PART STONE
FRONTED DETACHED
BUNGLAOW IN LARGE
GARDENS**

Entrance Vestibule	
Entrance Hall	
Lounge	19'0 x 15'0
Breakfast Kitchen	19'6 x 9'0
Master Bedroom	17'5 x 11'2
En Suite Washroom/W.C.	
Bedroom 2	13'2 x 10'7
Bedroom 3	8'6 x 8'0
Bedroom 4/Study	10'2 x 6'7
Bathroom	
Garage	17'6 x 11'0



£128,500

WETHERBY

**Occupying a well
established position is a
popular residential
location on the outskirts
of the town centre within
easy reach of shops and
schools.**

GROUND FLOOR	
GEORGIAN STYLE ENTRANCE PORTICO	
RECEPTION HALL	
THROUGH LOUNGE	21'9 x 11'3
SEPERATE DINING ROOM	12'3 x 10'
FITTED KITCHEN	10' x 9'9
REAR ENTRANCE LOBBY	
CLOAKROOM	
FIRST FLOOR	
LANDING	
BEDROOM ONE	12'10 x 11'2
BEDROOM TWO	12'10 x 11'4 max
BEDROOM THREE	8'9 x 8'8
BEDROOM FOUR	8'9 x 8'
RE-FITTED BATHROOM	
OUTSIDE	
DETACHED DOUBLE GARAGE	17'9 x 17'6



£129,995

Boston Spa

**Occupying a well
established position on
the outskirts of this
popular village and within
easy reach of local shops
and schools**

ENTRANCE HALL	
LOUNGE	16'3 x 12'9
DINING ROOM	15'9 x 10'9
KITCHEN	9'10 x 8'3
BEDROOM ONE	12'2 x 10'9
BEDROOM TWO	10'9 x 9'6
BEDROOM THREE	10'9 x 6'9
BATHROOM	
SEPERATE WC	
GARAGE	16'6 x 10'2



£134,950

Collingham

Situated in a quiet cul-de-sac in this much sought after village.

ENTRANCE HALL	
LOUNGE	16'10 X 10'11
DINING ROOM	11'9 X 8'3
KITCHEN	10'8 X 8'6
CONSERVATORY	18'6 X 10'10
BEDROOM ONE	11'10 X 10'9
BEDROOM TWO	9'6 X 8'3
BATHROOM/WC	
CARDENS FRONT AND REAR	
DETACHED GARAGE	17'2 X 8'3 (INTERNAL MEASUREMENT)



£139,995

Boston Spa

ENJOYING AN OPEN ASPECT TO REAR AN EXTENDED MODERN DETACHED HOUSE BENEFITTING FROM FULL GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND SINGLE GARAGE.

ENTRANCE PORCH	
ENTRANCE HALL	
UTILITY ROOM	
CLOAKROOM W/C	
THROUGH LOUNGE	22'2 X 11'11
DINING ROOM	12'11 X 9'6
BREAKFAST KITCHEN	13'5 X 8'11
BEDROOM 1	11'11 X 12'1
BEDROOM 2	10'9 X 10'0
BEDROOM 3	10'3 X 9'9
BEDROOM 4	7'0 X 6'10
BATHROOM	
SEPARATE W.C.	
GARDENS	
CARAGE	15'3 X 9'3



£147,950

Hessay

Occupying an established position on this small exclusive development built approximately 10 years ago by Leeper Hare on the edge of Hessay village.

GROUND FLOOR	
ENTRANCE HALL	
CLOAKROOM & WC	
LOUNGE	13'5 X 12'6
DINING KITCHEN	16'9 X 14'6
FIRST FLOOR	
GALLERIED LANDING	
MASTER BEDROOM	16' X 14'
EN-SUITE SHOWER ROOM	
BEDROOM TWO	11'3 X 9'4
BEDROOM THREE	12'4 X 6'7
HOUSE BATHROOM	
OUTSIDE	
DETACHED SINGLE GARAGE	



Offers in the region of £165,000

Bardsey

A MOST INTERESTING AND INDIVIDUAL DETACHED RESIDENCE SET IN CHARMING PRIVATE GARDENS BISECTED BY THE VILLAGE BECK

Reception Hall	13.9' x 6.6'
Lounge/Dining Room	20.4' x 21.10'
Kitchen	14.7' x 10'
Rear Lobby/Utility	11.10' x 6'
Bedroom 1	15.9' x 10.1'
Bedroom 2	14.7' x 10.1'
Bedroom 3	11.3' x 10'
Study/Bedroom 4	10' x 7'
Garage	16.8' x 10.5'



£177,500

Collingham

Occupying a prime and well established position on this sought after development within easy walking distance of village shops, school and sports ground.

GROUND FLOOR	
ENTRANCE PORCH	
RECEPTION HALL	8'11 x 7'3
THROUGH LOUNGE	18'6 x 11'3
DINING ROOM	12' x 8'8
SUN LOUNGE	10'2 x 10'2
FITTED BREAKFAST KITCHEN	15'6 x 7'9
SIDE ENTRANCE LOBBY	
FULLY TILED CLOAK ROOM/SHOWER ROOM	
FIRST FLOOR	
LANDING	
BEDROOM ONE	13'2 x 11'3
BEDROOM TWO	9'2 x 9'2
BEDROOM THREE	7'9 x 6'2
FULLY TILED BATHROOM	
OUTSIDE	
BUILT ON SINGLE GARAGE	17' x 9'3



£185,000

Collingham

Occupying a prime position on the edge of this popular development by Bryant Homes (Yorkshire) Limited ideally located on the fringe of the village yet within easy level walking distance of shops, schools and sports ground.

GROUND FLOOR	
COVERED ENTRANCE PORCH	
RECEPTION HALL	
CLOAKROOM	
THROUGH LOUNGE	19'6 x 11'4
SEPERATE DINING ROOM	11'5 x 9'
FITTED BREAKFAST KITCHEN	11'9 x 9'6
UTILITY ROOM	6'4 x 6'1
FIRST FLOOR	
CALLERIED LANDING	
MASTER BEDROOM	12' x 10'10 overall
EN-SUITE SHOWER ROOM	
BEDROOM TWO	11'6 x 8'8
BEDROOM THREE	11'8 x 7'4
BEDROOM FOUR	11'8 x 6'9
HOUSE BATHROOM	
OUTSIDE	
DOUBLE GARAGE	18' x 16'6



E239,950

Bramham

Occupying a delightful well established location at the head of a short cul-de-sac on the edge of this popular and conveniently located village with open country-side close by.

GROUND FLOOR
ENTRANCE VESTIBULE
CLOAKROOM
RECEPTION HALL
LOUNGE 19'9 x 11'7
SEPERATE DINING ROOM 11'2 x 11'10
STUDY 6'9 x 9'9
BREAKFAST ROOM 12'10 x 7'5
LIMED OAK FITTED KITCHEN 10'3 x 8'2
FIRST FLOOR
MASTER BEDROOM 16' x 12'11
EN-SUITE SHOWER ROOM
BEDROOM TWO 10' x 9'11
BEDROOM THREE 10'8 x 8'8
BEDROOM FOUR 11'6 x 9'10
HALF TILED HOUSE BATHROOM
OUTSIDE
DOUBLE GARAGE



E259,950

Collingham

Occupying a well established corner position within easy level walking distance of village centre amenities.

GROUND FLOOR
COVERED ENTRANCE PORCH
'L' SHPAED RECEPTION HALL
LOUNGE 19'4 x 11'6
SEPERATE DINING ROOM 13' x 10'
 plus recess
LIVING ROOM 18' x 11'
OAK FITTED KITCHEN 11'4 x 10'
LARGE UTILITY/BREAKFAST ROOM
 13' x 11' narrowing
 to an average of 8'
SITTING ROOM/BEDROOM FOUR
 16'3 x 13'
BEDROOM ONE 14'6 x 12'4
HOUSE BATHROOM
FIRST FLOOR
'L' SHAPED LANDING/STUDY AREA
'L' SHPAED BEDROOM TWO 21'4 x 13'10
 narrowing to 8'2
EN SUITE DRESSING AREA



£149,950

WETHERBY

**ENJOYING A SOUTH FACING
REAR GARDEN A MODERN
STONE BUILT DETACHED
HOUSE PROVIDING
EXCELLENT FAMILY
ACCOMMODATION AND
EARLY INTERNAL VIEWING
IS STRONGLY
RECOMMENDED TO
APPRECIATE THIS
DELIGHTFUL HOME.**

ENTRANCE HALL	
CLOAKROOM/W.C.	
LOUNGE	19'2 x 12'0
DINING ROOM	15'0 x 10'10
BREAKFAST KITCHEN	15'0 x 13'0
MASTER BEDROOM	14'7 x 11'7
EN SUITE BATHROOM/W.C.	
BEDROOM 2	12'4 x 7'10
BEDROOM 3	10'9 x 9'0
BEDROOM 4	9'2 x 6'0
BATHROOM/W.C.	
GARDENS	
CARAGE	10'7 x 16'8