



 Renton  
& Parr

*Premium*

EZART AVENUE | WETHERBY | WEST YORKSHIRE | LS22 6BA

## EZART AVENUE, WETHERBY, WEST YORKSHIRE, LS22 6BA

Leeds 13.5 miles, Harrogate 10.9 miles, York 16 miles, A1(M) 1.5 miles, Leeds/Bradford Airport 15.5 miles

### **An impressive five bedroom, five bathroom modern detached family home of exceptional quality boasting generous living accommodation of approximately 2900 sq ft positioned within the exclusive and highly sought after development of Spofforth Park.**

Built to the Deighton Special design then adapted and improved by the current owners, the property presents flexible and versatile family living accommodation arranged over three floors.

The property is finished to an exacting standard while also benefiting from characterful and bespoke features such as reclaimed Burmese teak parquet flooring believed to be from the Burmese Embassy, solid oak parquet flooring believed to be from Nottingham General Hospital and stunning coloured tiling to en-suite bathrooms reclaimed from a Portuguese Monastery.

Entering this superb family home into light and spacious entrance hallway with turned staircase to first floor, the living room and games room/home office flank either side of the hallway with large attractive tiled flooring leading through to a stunning open plan living kitchen/diner spanning the full width of the property. The increased specification kitchen with solid work surfaces, integrated appliances, central island and breakfast bar is a wash with natural light from the bi-fold patio doors to the rear opening onto full width patio area and generous sized family gardens to the rear. From the kitchen there is useful utility space and access to a large integral double garage.

On the first floor an impressive master suite has been created with large walk-in dressing room, en-suite bathroom and generous sized master bedroom complete with bespoke fitted wardrobes. There are two further double bedrooms both fitted with beautiful en-suite shower rooms and an attractive tiled house bathroom to the first floor.

A turned staircase and gallery landing leads to two further generous sized double bedrooms and an attractive tiled shower room to second floor.

To the outside, the property enjoys block paved driveway providing off road parking for several vehicles, along with large integral double garage. The generous sized rear garden is set mainly to lawn providing a fantastic space for outdoor entertaining and to play as a family. Established trees beyond the boundary fence afford a high degree of privacy and the timber fencing to three sides ensures the safety and security of young children and pets while enjoying this fabulous family rear garden.

Spofforth Park is an exclusive and highly sought after modern development accessed from Spofforth Hill, enjoying a pleasant walking distance to Wetherby town centre along with access to the Harland Way a popular walking and cycle routes to the neighbouring villages of Spofforth and Kirk Deighton. Wetherby is enviable positioned in the heart of the "Golden Triangle" conveniently located between Harrogate, Leeds and York ensuring it remains one of the most desirable residential areas in the region. The A1(M) is approximately 1 mile if commuting further afield and there are intercity rail services from York, Leeds and Harrogate.





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## WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

### DIRECTIONS

Proceeding out of Wetherby along Westgate turn right at the mini roundabout and proceed up Spofforth Hill. Passing the traffic lights take the next right onto Ingbarrow Gate continue straight over the crossing then turn right onto Ezart Avenue where the property will be located on your left hand side.

### THE PROPERTY

An internal inspection is strongly recommended to fully appreciate this beautifully presented and tastefully decorated impressive family home with improved specification and characterful features. Benefiting from gas fired central heating and double glazed windows throughout the accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through composite front door with double glazed window surround into bright and airy entrance hallway with turned staircase to first floor, attractive tiled flooring extending down the hallway into kitchen diner. Understairs storage cupboard, single radiator, recess ceiling lighting and central pendant light fitting.

### LIVING ROOM

14'8" x 12'10" (4.49m x 3.93m)  
A generous size living room with double glazed window to front, double radiator beneath, large feature brick lined Inglenook fireplace with oak mantle piece and wood burning stove inset, attractive parquet flooring of reclaimed Bermese teak, recess ceiling lights and central light fitting.

### SNUG/SITTING ROOM

11'6" x 8'10" (3.53m x 2.71m)  
With double glazed window to front, double radiator beneath, beautifully fitted parquet flooring of reclaimed pine from Nottingham General Infirmary. T.V. aerial and media board, central light fitting.

### DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., floating vanity wash basin, part tiled walls with tiled flooring, back lit recess shelving, two pendant light fittings and extractor fan.

### OPEN KITCHEN/DINING ROOM

33'2" x 11'11" (10.12m x 3.65m)  
A bright and airy open kitchen/dining area with attractive large tiled flooring, double glazed window along with double glazed bi-folding doors making best use of rear garden, split into :-

### KITCHEN AREA

12'7" x 11'11" (3.86m x 3.65m)  
Fitted with a modern high gloss kitchen comprising range of wall and base units including cupboards and drawers, integrated appliances include AEG double oven, integrated microwave and wine fridge, full height fridge and full height freezer along with AEG induction hob and extractor hood above, undercounter dishwasher. One and a half bowl stainless steel sink unit with drainer and mixer tap above, solid Quartz work surfaces with up-stand, fitted floor level plinth lighting, attractive breakfast bar of solid walnut work surface with space for bar stools underneath.

### LIVING/DINING AREA

18'9" x 11'9" (5.74m x 3.6m)  
A bright and airy living space with double glazed bi-folding doors overlooking patio and rear garden, television seating area, recess ceiling lighting along with attractive pendant light fitting over the dining table, recess for television sound bar. Two vertical hung radiators.

### UTILITY

6'6" x 5'4" (2m x 1.64m)  
A useful utility space with continuation of the kitchen high gloss wall and base units, work surface with up-stand, stainless steel sink unit with drainer and mixer tap, space and plumbing for automatic washing machine and tumble dryer, tiled flooring, single radiator, central light fitting and extractor fan.

## FIRST FLOOR

### GALLERY LANDING

With turned staircase leading to second floor. Storage cupboard housing large pressurised hot water cylinder, single radiator, recess ceiling lighting.

### MASTER BEDROOM SUITE

An impressive master bedroom suite of generous proportions comprising :-

### BEDROOM

20'0" x 17'11" (6.1m x 5.47m) max  
With bespoke fitted wardrobes to one wall, two double glazed dormer windows to the front, double radiators beneath, two double glazed Velux windows to the rear and further radiator, recess ceiling lighting and two further pendant lights, open archway to :-

### DRESSING ROOM

12'11" x 11'6" (3.95m x 3.53m)  
With double glazed window to front, single radiator beneath, central light fitting.

### EN-SUITE BATHROOM

9'10" x 9'3" (3m x 2.82m)  
A generous sized en-suite bathroom with shaped free-standing bath with chrome mixer taps above, low flush w.c., floating vanity wash basin, large walk-in shower cubicle, part tiled walls with tiled floor. Ladder effect chrome heated towel rail, double glazed window, large bathroom mirror recessed to create a storage shelf and LED spotlights above, recess ceiling lighting and extractor fan.

### BEDROOM TWO

13'0" x 10'11" (3.97m x 3.35m)  
A bright double bedroom with fitted wardrobes to one wall, double glazed window to front, radiator beneath, central light fitting.

### EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising low flush w.c., floating pedestal wash basin and step in shower cubicle, part tiled walls with tiled flooring reclaimed from a monastery in Portugal, double glazed window to front, radiator beneath, large recessed bathroom mirror to create shelving and LED spotlights above, recess ceiling lighting and extractor fan.

### BEDROOM THREE

14'8" x 10'11" (4.49m x 3.33m)  
A generous size double bedroom with two double glazed windows overlooking rear garden, single radiator beneath, central light fitting.

### EN-SUITE SHOWER

Fitted with a modern white suite comprising low flush w.c., floating traditional wash basin and step-in shower cubicle, part tiled walls and tiled floor of the same reclaimed Portuguese floor tiles, ladder effect chrome heated towel rail, recess ceiling lighting and extractor fan.

### HOUSE BATHROOM

8'8" x 7'11" (2.66m x 2.42m)  
Fitted with a modern white four piece suite comprising low flush w.c., floating pedestal wash basin, panelled bath and step in shower



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cubicle, part tiled walls and tiled flooring, double glazed window to rear, ladder effect chrome heated towel rail, recessed bathroom mirror to create shelving and LED spotlights above, recess ceiling lighting, extractor fan.

## SECOND FLOOR

### GALLERY LANDING

With loft access hatch, single radiator, useful storage cupboard.

### BEDROOM FOUR

20' 8" x 13' 0" (6.3m x 3.97m)

A generous sized double bedroom with double glazed dormer window to front, double radiator beneath, two Velux windows to rear with double radiator beneath, vaulted ceiling and central light fitting.

### BEDROOM FIVE

20' 8" x 11' 0" (6.3m x 3.36m)

With double glazed dormer window to front, double radiator beneath, two Velux windows to rear with double radiator beneath, vaulted ceiling and central light fitting.

### SHOWER ROOM

9' 1" x 6' 6" (2.79m x 2m)

Fitted with a modern white three piece suite comprising low flush w.c., floating pedestal wash basin with step-in shower cubicle, part tiled walls with tiled floor, chrome heated towel rail, double glazed Velux window, recess ceiling lighting and extractor fan.

## TO THE OUTSIDE

Block paved driveway provides off road parking for several vehicles along with access to :-

### INTEGRAL DOUBLE GARAGE

20' 2" x 18' 2" (6.17m x 5.54m) With two manual up and over garage doors, double glazed composite door to rear onto garden, light and power laid on, along with hot and cold water taps. Wall mounted Ideal gas fired central heating boiler and two light fittings.

## GARDENS

62' 11" (19.2m) full width of the garden. Decorative front garden set mainly to lawn behind low level red robin hedgerow, block paved pathway leads to front door.

Rear garden of generous size, set mainly to lawn neatly bordered with timber fencing, established trees beyond provide a good degree of privacy, patio area expands the width of the property providing ideal space for indoor and outdoor entertaining along with barbecue and 'al-fresco' dining in the summer months.

### COUNCIL TAX

Band G (from internet enquiry).

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings etc photographed are included in the sale.

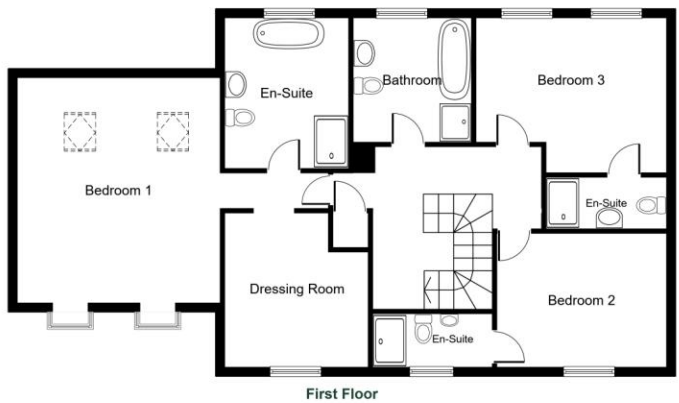
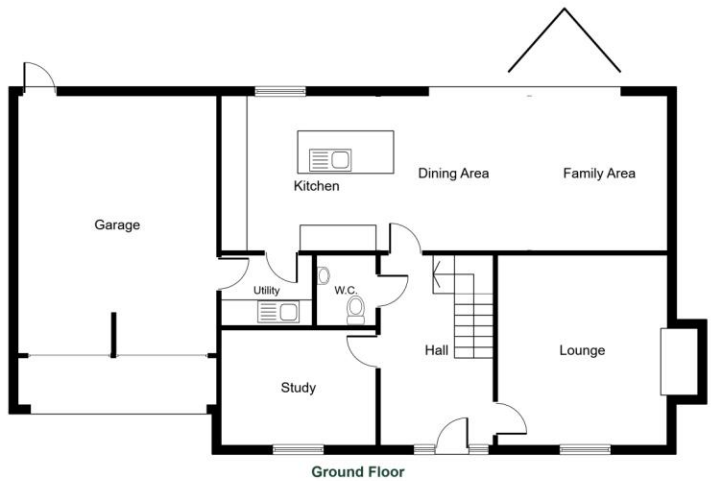
### VIEWING

By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Brochure prepared August 2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



NOT TO SCALE For layout guidance only



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47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: [sales@rentonandparr.co.uk](mailto:sales@rentonandparr.co.uk) | W: [rentonandparr.co.uk](http://rentonandparr.co.uk)



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