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59 Pentagon Way, , Wetherby LS22 6AU  
Offers Over £385,000 | Freehold

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This semi detached home is ideal for a family, downsize or even a buy to let investment. The property was built in 2018 by Bellway Homes and occupies a good sized plot on the highly desirable Spofforth Park development.

Benefiting from 3 bedrooms, and 2 bath/ shower rooms, this is an excellent opportunity to acquire a practically new home which has the added advantage of many enhancements including a landscaped garden and built in wardrobes to all 3 bedrooms. Presented in excellent order throughout, there is a dining kitchen utility room, WC, sitting room. Driveway for 2 cars and a good sized fully enclosed and landscaped garden complete this superb property. An early viewing is highly recommended.

Wetherby is bordered by the vibrant areas of Leeds, York and Harrogate. Excellent local transport connections ensure commuters are well catered for, with the A661 just moments from the development, providing a convenient route into Harrogate, while the major A1 motorway is just a short drive away.

Ideally located for growing and mature families, Spofforth Park benefits from close proximity to a number of well-regarded local schools. Esteemed primary schools within walking distance of the development, include Crossley Street Primary School and St. Joseph's Catholic Primary School, while older children are catered for by several popular high schools in the area. EPC Band B.

### Entrance Hall

Tiled floor, radiator, composite front entrance door with obscure glazed side panel.

### WC

Hidden cistern WC, vanity wash hand basin. Half tiled walls, tiled floor. Radiator.

### Kitchen Dining Room

Fitted with an excellent range of high gloss base and wall units with concealed under unit lighting, upgraded works surfaces with inset one and a quarter sink and moulded drainer. Integrated fridge freezer, and dishwasher. AEG double electric oven and gas hob with extractor hood above. Radiator, double PVCu doors opening onto rear garden. and window to front. Tiled floor, inset downlights.

### Utility Room

Fitted with base and wall units, work surfaces. Radiator, plumbing for washing machine. Built in storage cupboard and wall mounted gas central heating boiler. PVCu rear entrance door.

### Sitting Room

Tv / media unit incorporating display shelving. Radiator, PVCu window to front and double doors opening to the rear garden.

### First Floor

#### Landing

Built in cupboard for linen or storage. Radiator, access to loft space.

#### Bedroom One

Fitted with built in wardrobes, radiator, PVCu window to front.

#### En-Suite Shower Room

Large shower enclosure, semi pedestal wash hand basin, hidden cistern WC. Fully tiled walls, ladder style heated towel rail. Obscure glazed PVCu window front.







### Bedroom Two

Double built in wardrobe. Built in storage cupboard, radiator. PVCu window to front.

### Bedroom Three

Built in wardrobe, radiator, PVCu window to rear.

### Bathroom

Panelled bath with direct shower over, semi pedestal wash hand basin and hidden cistern WC. Part tiled walls, heated ladder style towel rail, inset downlights, tiled floor.

### Outside

#### Rear Garden

The enclosed gardens to the rear an exceptional feature of this property being of larger than average size and landscaped to comprise an extended patio area, lawns, raised vegetable bed. Decking with gravelled area to timber shed. Tall screen timber fencing to boundaries with gated access to side path/ bin storage area.

#### Parking

Driveway with space for two car parking on Pentagon Way.

#### Front Garden

Lawns and path bordered by cast iron railings, access to Pentagon Way.

### Services

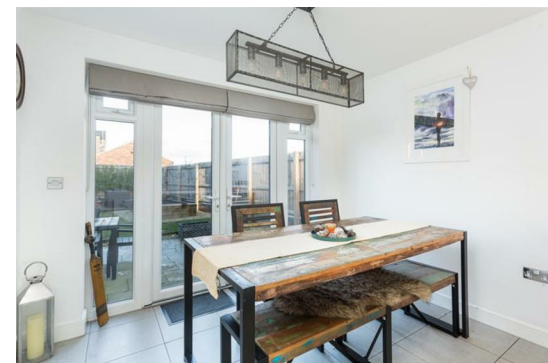
All mains services connected.

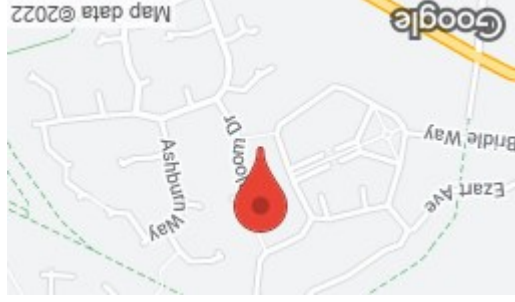
### Council Tax

We understand the property is council tax band C.

### Service Charges

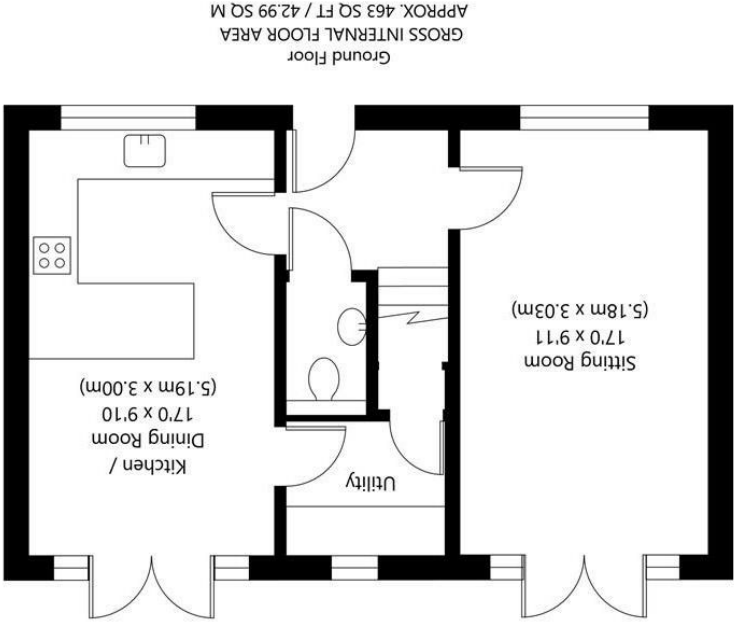
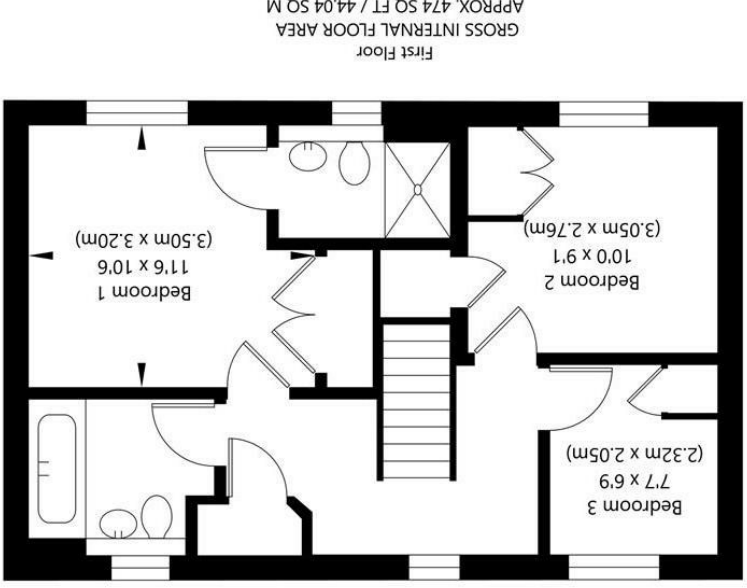
There is half yearly estate service charge for upkeep of the communal areas of £90.65.





Leaving Wetherby on A661 towards Harrogate, Spofforth Park can be found on the right hand side. Turn right into Ingbarrow Gate, first right and then left into Pentagon Way and follow the road around to the right. Number 59 can be found on the left hand side situated just off Pentagon Way, and is recognisable by our for sale board

**Directions**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 937 SQ FT / 87.03 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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