



2 PRIEST HILL GARDENS
Wetherby

Carter Jonas

2 PRIEST HILL GARDENS, WETHERBY, LS22 7UD

Wetherby town centre – 1¼ miles

Leeds – 14 miles

Harrogate – 9 miles

York – 16 miles

A1(M) – 1 mile

Originally one of Bryant Homes Yorkshire's flagship developments built approximately 30 years ago forming a select cul-de-sac on the northern fringe of the popular town of Wetherby. The busy market town of Wetherby offers a wide variety of shopping and recreational facilities with most denominations of schools close by with the popular Deighton Gates Primary School within walking distance. The town is by passed by the A1 providing easy access to most principal Yorkshire Centres including Leeds, Harrogate and York as well as the regions motorway infrastructure for travel further afield.

The accommodation is approached under a covered entrance porch into a reception hall with turned staircase and guest cloakroom with WC. The well proportioned sitting room features a bay window and fireplace with marble interior and hearth with coal effect gas fire and the separate dining room has double French doors opening out into the rear garden. There is a fitted breakfast kitchen with split level cooker and an adjoining utility room with side door to the garden.

At first floor level there is a principal bedroom with built in wardrobes and an en suite shower room, three further bedrooms one with built in wardrobes and a house bathroom.

Outside, the property is approached down a tarmac driveway providing ample private parking for two cars and in turn giving access to a single integral garage with up and over door. There is a well tended lawned front garden with mature shrubs and an enclosed rear garden, again with shaped lawn, paved terrace with decking area and well stocked flower borders.

A DETACHED 4 BEDROOM FAMILY HOUSE SET IN WELL STOCKED MATURE GARDENS ON THIS POPULAR DEVELOPMENT ON THE EDGE OF TOWN AND CLOSE TO OPEN COUNTRYSIDE.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

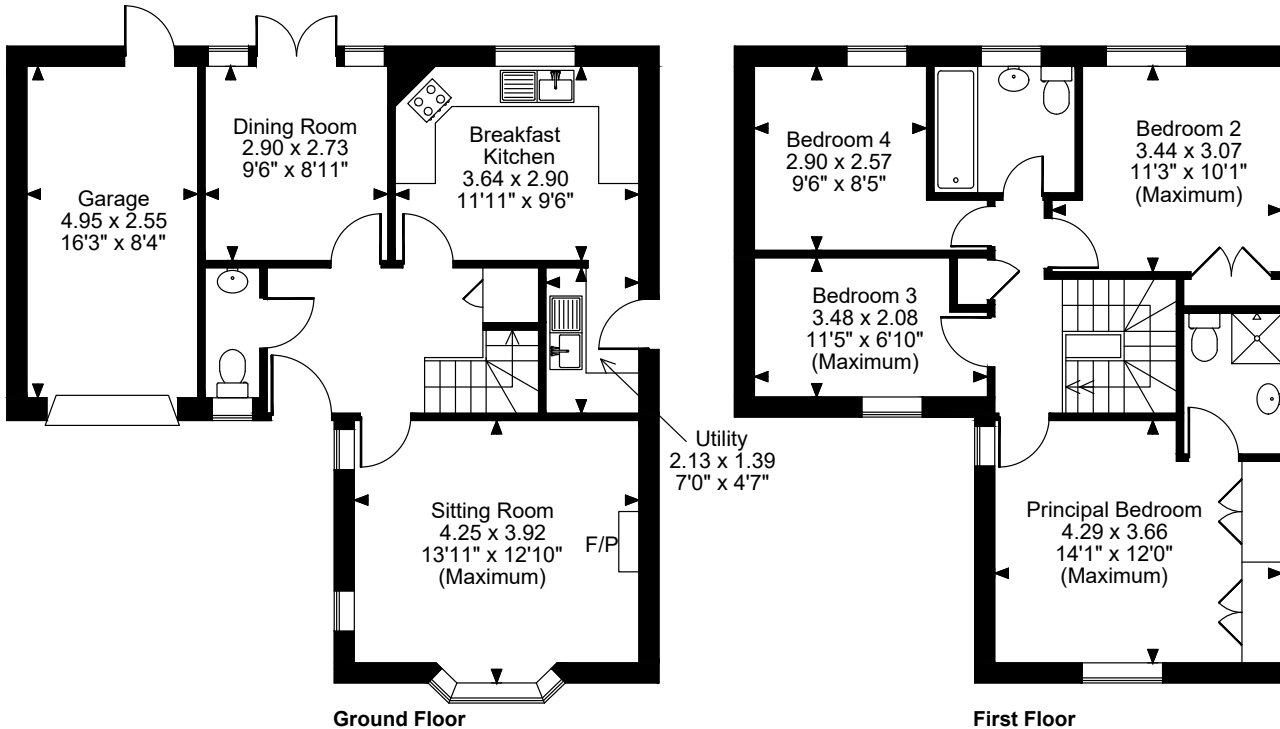
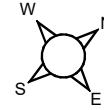
Services: The property has gas fired central heating and replacement double glazing.

Viewings: Strictly by appointment through the selling agents
– Carter Jonas – 01423 523423.

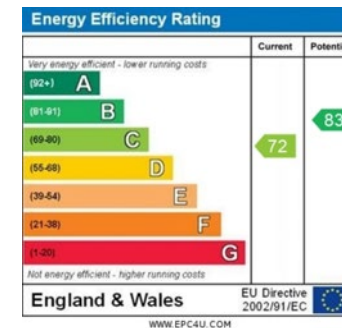
Directions - LS22 7UD: Travelling north out of Wetherby along the Deighton Road after about 1 mile take the last turning on the left immediately after Deighton Gates Primary School onto Aire Road. Continue to the top of the hill where Priest Hill Gardens is on the right.



2 Priest Hill Gardens, Wetherby
Approximate Gross Internal Area
Main House = 1,115 sq ft / 104 sq m
Garage = 136 sq ft / 13 sq m
Total = 1,251 sq ft / 116 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

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