



Ford Bank

31 Westgate, Wetherby LS22 6NH

Offers in the region of £1,150,000

maxwell hodgson

estate agents

A much admired 4 storey detached character property that has been sympathetically converted to a magnificent stunning modern residence, with outstanding southerly views over the River Wharfe and Ings to the rear. Enjoying a modern and striking contemporary feel throughout, the spacious accommodation benefits from an open plan design to the living space and a large glass fronted balcony along with an extensive patio providing superbly secluded external entertaining space.

Entrance Vestibule

Oak entrance door. Dura- limestone tiled floor with coir mat. Double cloaks cupboard. Vertical column radiator. Internal door to garage. Double small paned doors through to:

Fitted Cloakroom/WC

Low level WC with concealed cistern, wall mounted wash hand basin, tiled floor and half tiled walls, radiator.

Entrance Hall

Dura- limestone tiled floor. Contemporary radiator. Stairs with balustrade to first floor. Glazed panel to stairs to lower ground floor.

Kitchen Breakfast

High quality Italian Arclinea kitchen with high gloss base and wall units, central island with marble work surface inset one and half bowl stainless steel sink and drainer with mono bloc mixer tap and addition Foster inset sink with waste disposal unit. Soft close polished stainless steel drawers and further space units provide ample storage space. Integrated appliances include Miele double electric oven Arc Linea 5 ring gas hob with extractor fan above, Miele dishwasher, large integrated fridge and freezer. Oak floor. Windows to front and side. Ceiling spotlights. Contemporary radiator.

Living Room

A light and airy room with high coved ceiling with frieze. Oak flooring. Raised marble plinth with open fire and concealed lighting behind. Contemporary radiator. Ornate ceiling cornice. Two windows enjoying views over the River Wharfe to the rear. Oak sliding door to:

Dining Room

Oak floor and part tiled floor. Corian table with fitted cupboards to match. Two windows with fabulous views over the river to rear. Ornate ceiling cornice. Steps down to;

Family Room

Patio door out to spacious balcony providing spectacular views over the River Wharfe and the Ings. Window with window seat, display shelving. Skylights, contemporary vertical radiator. Oak floor with limestone path round outside.

Lower Ground

Garden Kitchen

Fitted with base and wall units with wooden work-surface, Franke 1 ¼ sink unit with drainer and mixer tap. Plumbing for washing machine and space for tumble dryer. Steps down to breakfast bar. Storage cupboard. Inset coir mat, multi-paned door to outside patio entertaining area. Window. Contemporary vertical radiator.

Study

Two windows to front. Fitted book shelves. Contemporary radiator.

Laundry Room

Window to side. Two gas central heating boilers. Oak floor. Storage cupboards.

First Floor Landing

Two windows, ceiling cornice. Traditional style radiator.

Bedroom One

Dressing area with fitted sliding wardrobes providing ample hanging space. Two windows with timber window seat over looking the fabulous views to the River Wharfe. Fitted wardrobes and cupboards down full length of one wall.

Ensuite

Fitted with a white suite with Vola fittings, comprising; shower enclosure with direct shower and handheld attachment, low flush concealed unit WC, bidet, tile enclosed bath with mixer tap and hand held shower attachment. Double wash hand basins with illuminated mirrors and cupboards below. Two half obscure glazed windows, extractor fan. Tiled floor, part tiled walls. Heated towel rail.

Bedroom Two





Cast iron fire surround with hearth and marble surround. Contemporary radiator, two windows. Ceiling cornice, deep skirting.

Bathroom

Fitted with three piece suite with Vola fittings comprising; low flush concealed cistern WC, mounted wash hand basin with mixer tap, tile enclosed bath with mixer tap and hand held shower attachment, walk in shower enclosure with direct shower over. Heated towel rail, ceiling cornice. Tiled floor, part tiled walls. Storage cupboard. Part obscure glazed window.

Second Floor Landing

Window to side, storage to eaves. Contemporary vertical radiator.

Bedroom Three

Cast iron feature fire surround. Two Velux windows with fitted blinds. Contemporary radiator. Exposed beams.

Bedroom Four

Built in wardrobes, exposed beams. Two Velux windows with fitted blinds. Contemporary radiator.

Shower Room

Fitted with three piece suite with Vola fitting comprising; low flush concealed cistern WC, wash hand basin, shower enclosure with direct shower over. Tiled floor and part tiled walls, extractor fan. Eaves storage. Heated towel rail, window.

Garage

Two remote controlled electric up and over doors and separate central bin store with its own access door. Power and light. Roof lights.

Outside

A generous, private garden providing spectacular views across the River Wharfe, comprising ; Yorkshire flag stone patio entertaining area, fig, plum and pear trees. Steps down to further stone flagged patio leading to lawned area with gravelled path around the front and side border. Railings and a gate with steps down to decked area giving access to the River and extra seating.

Council Tax

We understand the property has been placed in council tax band G.

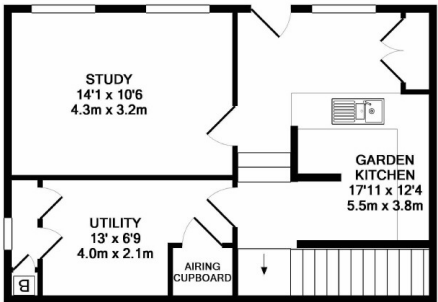
Services

All mains services are understood to be connected to this property.

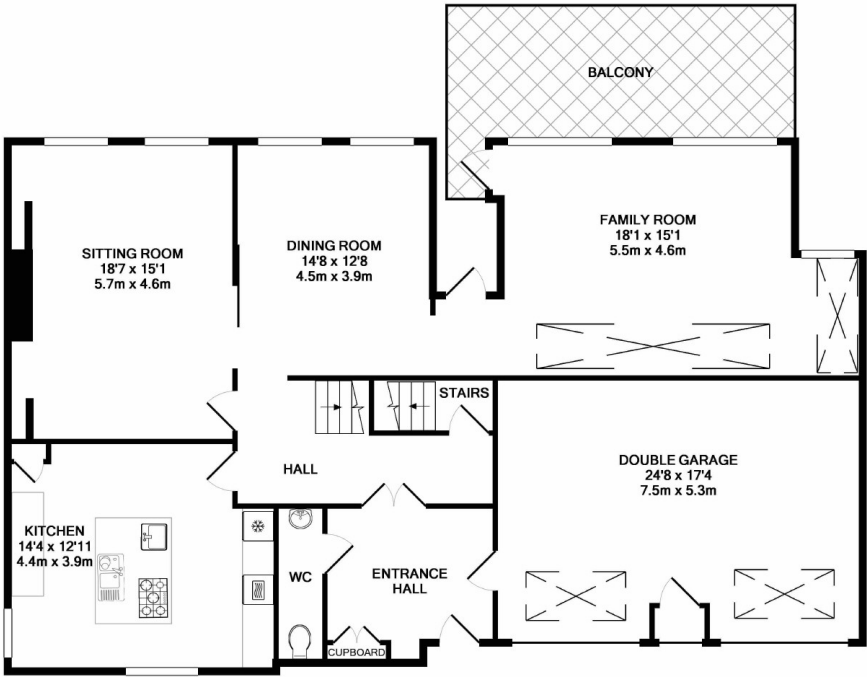


Directions

The property is situated within convenient walking distance of Wetherby town centre. Continue past the market square towards Harrogate and past St Josephs Catholic church on the right hand side, whereupon the property is situated on the left hand side, opposite Caxton Street.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

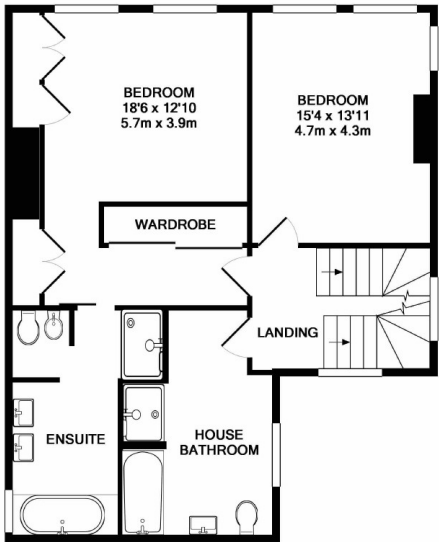


GROUND FLOOR
APPROX. FLOOR
AREA 1611 SQ.FT.
(149.7 SQ.M.)

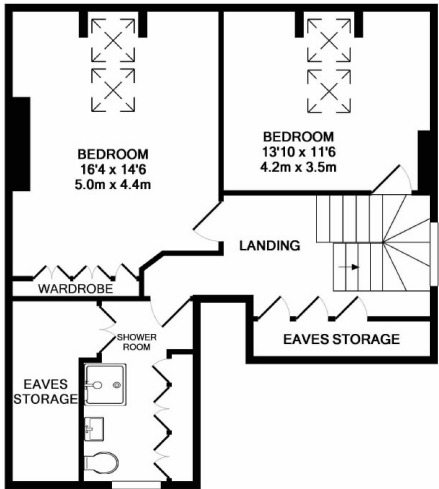
TOTAL APPROX. FLOOR AREA 3470 SQ.FT. (322.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.2 SQ.M.)

Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

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