



Dales House

1 Avon Garth, , Wetherby LS22 6HH

£799,500 | Freehold

maxwell hodgson

estate agents

Offering exceptional extended accommodation this 6 bedroom detached property was built in 1999 and stands on a mature quarter acre plot with an attractive woodland aspect to the front. The property offers the benefit of 5 receptions including a gym/playroom and 6 first floor bedrooms with 3 en suites plus a family bathroom. The first floor extension provides the added benefit of a purpose designed teenagers suite with a study/work area, mezzanine bedroom and separate bathroom. Standing to the fringes of Wetherby within walking distance of the golf club, viewing is strongly recommended to fully appreciate the accommodation offered.

ENTRANCE HALL

Hardwood entrance door with double glazed inserts from the front porch. Stairs rising to the 1st floor landing. Cornice ceiling. Laminate floor by Floor Designs of Wetherby with inset mat well. Concealed radiator.

CLOAK CUPBOARD

Double glazed window to front. Fitted shelving. Matching laminate floor.

CLOAKROOM

White suite with pedestal wash hand basin and wc. Tiled floor. Half height tiled walls. Radiator. Double glazed window to front.

LOUNGE

26'5" exc bay x 12'4" (8.05 exc bay x 3.76)

Double glazed bay window overlooking the front garden. 2 concealed radiators. Telephone point. 2 television points inc Satellite provision. Open hearth with light stone fireplace surround. 2 wall light points. Double glazed French double doors and side windows to the rear patio and gardens. Glazed double doors to dining room. Cornice ceiling.

DINING ROOM

13'4" exc bay x 10'7" (4.06 exc bay x 3.23)

Double glazed bay window to rear overlooking the garden. Concealed radiator. Glazed door to entrance hall. Cornice ceiling.

STUDY

10'5" x 7'10" (3.18 x 2.39)

Twin double glazed windows to front. Quality fitted desk, wall and floor cupboards, book shelves and work study area by Hammonds. Laminate floor. Radiator. Telephone point. Coved ceiling.

BREAKFAST KITCHEN

18'0" x 11'0" (5.49 x 3.35)

Natural wood fronted base and wall units with concealed lighting and down lighters. Plate display and wine rack. Carron Phoenix composite one and a half bowl sink with integrated waste disposal. All AEG appliances including 4 ring gas hob with extractor fan above concealed into canopy and Bosch double oven. Integrated AEG dishwasher and integrated fridge/ freezer. Double glazed window to rear. Internal window to gym/playroom. Tiled floor. Radiator. Recessed ceiling spots. Large under stairs pantry cupboard. Door to side lobby with access to family room and door to utility room.

FAMILY ROOM

15'0" x 9'7" (4.57 x 2.92)

Double glazed window to the rear. Patio doors to the side opening on the patio and garden beyond. Radiator. TV and satellite point. Coved ceiling. Laminate floor. Access to loft space.

UTILITY ROOM

14'6" x 6'9" (4.42 x 2.06)

Matching base and eye level storage cupboards with inset stainless steel sink unit to the worksurface area. Integrated wine rack. Plumbing for washing machine. Space and vent for tumble dryer. Space for vertical fridge freezer. Space for separate fridge. Potterton wall mounted central heating boiler. Extractor fan. Double glazed side entrance door to enclosed side patio. Tiled floor with inset mat well. Door to the gym/playroom. Door to 2nd cloakroom.

GARDENERS CLOAKROOM

White suite with pedestal wash hand basin and wc. Radiator. Tiled floor. Half height tiles walls. Double glazed window to side.

GYM / PLAYROOM

19'8" x 16'10" (5.99 x 5.13)

3 double glazed windows to the side garden and courtyard area. Further window overlooking the front garden. Hardwood entrance door to the front. 2 radiators. L shaped bench base storage area, TV point. Recessed ceilings spots and fluorescent lighting. Door providing access to the rear of the garage. Personal door to utility.

FIRST FLOOR LANDING

Doors to all rooms. Corniced ceiling. Double doors to hanging and storage cupboard. Built in airing cupboard with heater element and shelved space. Separate cupboard containing pressurised water system.

MASTER BEDROOM SUITE

15'0" x 12'3" max (4.57 x 3.73 max)

Double glazed windows to front. Fitted with a full range of Hammonds wardrobes including dressing table and vanity area. TV point. Telephone point. Radiator. Coved ceiling. Door to;

WALK THROUGH DRESSING ROOM

5'10" x 5'4" (1.78 x 1.63)

Built in double Hammonds wardrobe. Obscure window to front. Coved ceiling.

ENSUITE BATHROOM

Twyford white 4 piece suite. Panelled bath, shower enclosure with mains fed shower. Pedestal wash hand basin, WC. Provision for plumbing for bidet. Heated towel rail. Electric shaver point, extractor fan, fully tiled walls. Twin double glazed obscure windows to front.

BEDROOM 2

13'0" x 11'0" max (3.96 x 3.35 max)

2 double glazed windows to rear. Built in double wardrobe. Radiator. TV point. Coved ceiling. Door to;

ENSUITE SHOWERROOM

White 3 piece suite with large shower enclosure with mains fed shower. Pedestal wash hand basin and WC. Fully tiled walls. Karndean floor. Shaver point. Extractor fan. Radiator. Recessed spotlights.

BEDROOM 3

11'10" x 10'4" (3.61 x 3.15)

2 double glazed windows to front. Built in double wardrobe. TV point. Laminate floor. Radiator. Coved ceiling.

BEDROOM 4

11'2" x 7'10" (3.40 x 2.39)

Double glazed window to rear. Coved ceiling. TV point. Radiator.

BEDROOM 5

14'5" x 11'0" (4.39 x 3.35)

(Extension) Double glazed window to both rear and side. Radiator. Coved ceiling.

FAMILY BATHROOM

8'4" x 8'0" (2.54 x 2.44)

White 4 piece suite comprising panelled bath. Shower enclosure with mains fed shower. Pedestal wash hand basin and WC. Fully tiled walls. Heated towel rail. Extractor fan. Recessed ceiling spotlights. Shaver point. Karndean floor. Double glazed window to rear.

TEENAGERS/GUEST SUITE



STUDY WORK AREA

16'10" x 10'7" (5.13 x 3.23)

Fitted Hammonds study/desk area with shelved storage. Matching single and triple wardrobe unit. Radiator. Stairs to mezzanine bedroom with natural pine balustrade. 2 Velux electrically operated skylights to the side with integral blinds. Double glazed window to front. Recessed ceiling spots.

ENSUITE BATHROOM

White 4 piece suite with corner bath. Separate shower cubicle with mains fed shower and glass splash door surround. Pedestal wash hand basin. WC. Fully tiled walls. Electric light and shaver point. Towel rail. Extractor fan. Velux skylight window to side.

MEZZANINE BEDROOM 6

16'9" x 11'0" max l shaped (5.11 x 3.35 max l shaped)

Velux window to rear. Twin under eaves storage cupboards. Radiator. Recessed ceiling spots. Door to attic/ loft rooms.

LOFT ROOMS

21'0" x 10'8" (6.40 x 3.25)

Loft 1 - 21' x 10' 8" Plaster boarded walls. Exposed roof trusses.

Boarded floor. Door to second loft area with exposed roof trusses. Loft hatch access.

DOUBLE WIDTH GARAGE

19'2" x 17'10" (5.84 x 5.44)

Twin remote doors to front driveway. Double glazed window to side, entrance door to rear and side patio. Sealed floor. Vokera central heating boiler supplying all heating needs of the extension. Personal door to the gym/ playroom.

FRONT GARDEN

Most attractive west facing aspect with mature Scots pine trees.

Approached via remote controlled double wrought iron gates with walling and wrought iron balustrade to the boundaries. Block paved driveway extending to the garage providing car standing for 4 plus cars. Access to additional hard standing. Ornamental conifer and shrub beds with bubble pool feature. Outside security lighting and cold water tap.

SIDE COURTYARD PARKING

19'0" x 8'0" ave (5.79 x 2.44 ave)

Block paved additional standing via double wooden gates to the front. Large additional side courtyard patio area with access to the rear garden via a pergola divide. Wooden garden store. Outside power and cold water tap.

REAR GARDEN

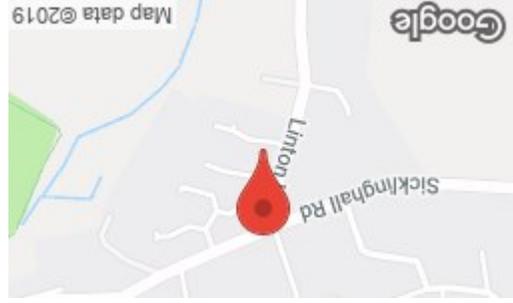
Consisting of 3 patio areas with shaped lawn and well stocked beds and borders. Walled boundaries. Outside security lighting. Covered side storage (garden furniture etc).

COUNCIL TAX BAND

This property has been placed in Valuation Band H

SERVICES

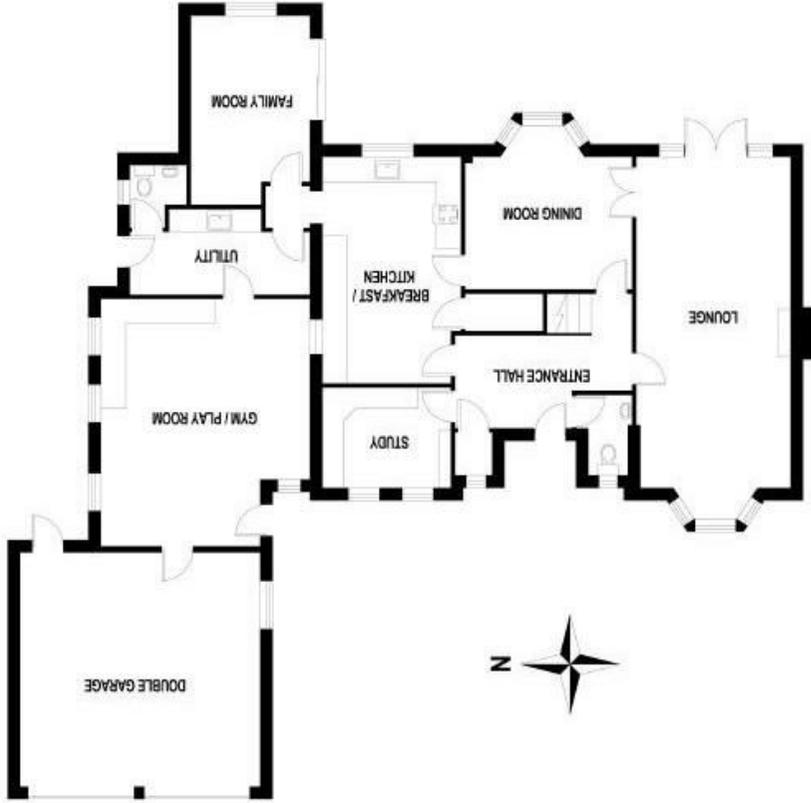
All mains services are understood to be connected to this property.



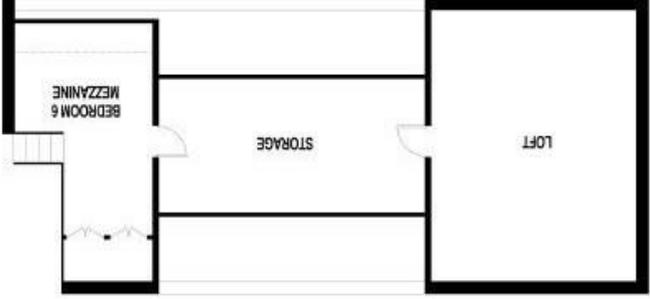
[Directions](#)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 3378 SQ FT / 314 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GROUND FLOOR - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1582 SQ FT / 147 SQ M



SECOND FLOOR - (Excluding Loft)
GROSS INTERNAL FLOOR AREA
APPROX. 415 SQ FT / 39 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 1381 SQ FT / 128 SQ M

