

37 Micklethwaite Grove, Wetherby, LS22 5LA

Key Features

- Four bedroom townhouse over three floors
- Two spacious sitting rooms with bay windows
- Dining kitchen with integrated appliances
- Principal bedroom with ensuite bathroom
- First floor landing with home office area
- Rako lighting and integrated Bose sound system
- Attractive south facing rear garden
- Generous driveway with ample off road parking
- Single garage with electrically operated door
- Short walk to Wetherby town centre amenities







Situated within a sought after residential development just a short walk from the heart of Wetherby, this beautifully presented four bedroom townhouse offers spacious and versatile accommodation with no onward chain.











Built around 2004, the property has been thoughtfully enhanced, with considerable investment in both its presentation and specification. Features include a sophisticated Rako lighting system, integrated Bose sound system and stylish window shutters, all adding to the quality and appeal of this lovely home.



A welcoming entrance hallway provides access to a guest W.C. and an attractive sitting room featuring a bay window, creating a lovely space in which to relax. To the rear of the property is a spacious dining kitchen, fitted with a range of units and integrated appliances, with ample room for family dining and entertaining. Doors open directly onto the south facing rear garden, providing a natural connection between the indoor and outdoor living spaces.

The first floor offers particularly flexible accommodation, with a landing incorporating a useful office area, ideal for those working from home. A second sitting room, complete with an attractive bay window, provides an additional reception space, perfect as a family room, television room or quiet retreat. There is also a bedroom and separate bathroom on this floor, offering flexibility for family members or visiting guests.

The second floor provides three further bedrooms, including the principal bedroom with its own ensuite bathroom. The arrangement of bedrooms across the upper two floors makes the property particularly well suited to modern family living, offering both privacy and versatility.

One of the property's standout features is its generous driveway, providing considerably more off-street parking than many neighbouring properties within the development. The driveway leads to a single garage with an electrically operated door, offering secure parking or useful additional storage.

To the rear is an attractive south facing garden, providing a lovely space for outdoor dining, entertaining or simply enjoying the sunshine.



The property enjoys an excellent position within easy walking distance of Wetherby town centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Wetherby is a highly regarded market town, popular with families and professionals alike, offering access to well regarded schools, attractive countryside walks and excellent transport connections. The nearby A1(M) provides convenient access to Leeds, Harrogate, York and the wider motorway network, making this an ideal location for commuters.

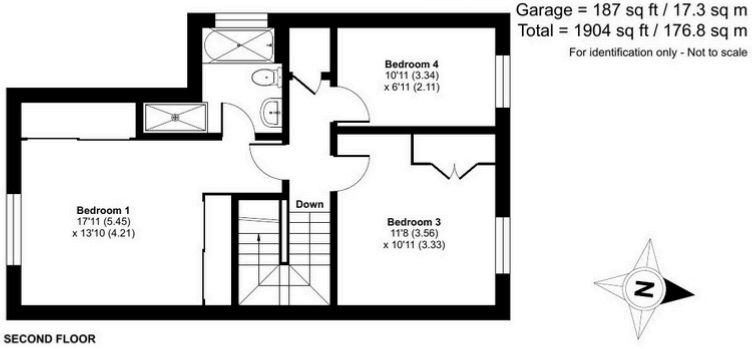
N.B. The properties in the development were all granted with a 999 lease in 2004. The owners of this property have purchased the freehold and this is currently being registered with the Land Registry.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas. There is an annual Ground Rent of £200 and an annual Service Charge of £426.20.

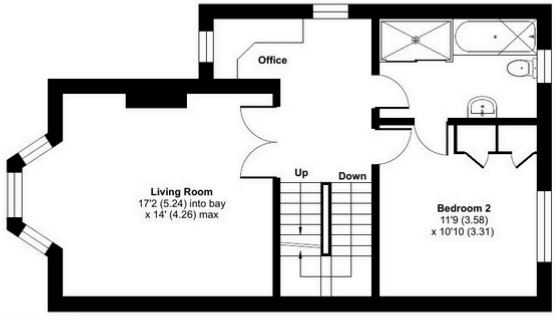
The information in relation to the tenure, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

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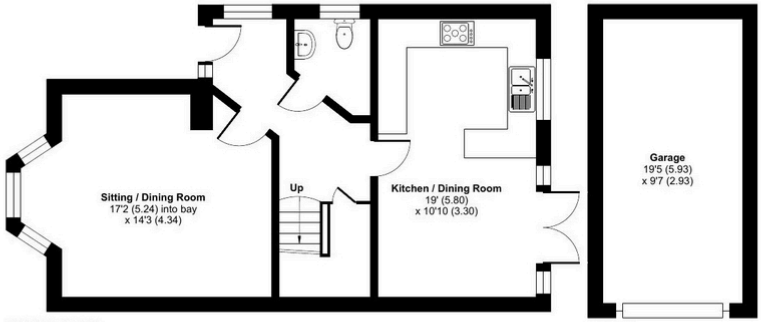
Approximate Area = 1717 sq ft / 159.5 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1904 sq ft / 176.8 sq m
For identification only - Not to scale



SECOND FLOOR

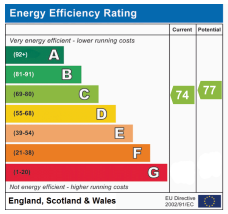


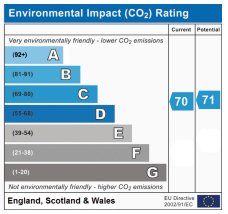
FIRST FLOOR



GROUND FLOOR GARAGE

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Butler Ridge. REF: 1541802





Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

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All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.