

Property reference number: - 2304-1689 (WETHERBY)

Home to a family with 2 children in the 5-12 age group.

They are looking to house swap in the school holidays

KEY INFORMATION...

Bedrooms available:-	Double:- 2; single:- 2, and if necessary, a downstairs sofa-bed in the snug of the kitchen. (Max:- 6/7 people)
Children welcome?-	All ages welcome
Pets that live here:-	1 small fish that will need a pinch of the food provided twice a day,
re-dogs	They would prefer not to have a dog in their home.



This 1970's detached house is situated in a quiet cul de sac about 10 minutes walk from the 'award-winning' market town of Wetherby. It has a lovely river setting with a weir in the town centre, and lots of interesting independent shops and coffee houses.

Just 20 minutes from the Yorkshire Dales & 25 mins to York, Leeds or Harrogate, makes this a wonderful location to explore this amazing part of Yorkshire. There are lots of families in the cul de sac & it's a very friendly neighbourhood. There is off-road parking. (1 car will be on the drive but

there will be space for one other) The house has all the usual facilities including a downstairs toilet, open plan kitchen, dining room & snug area off the kitchen; Prime and Disney Plus are available.

The enclosed medium sized garden is mostly laid to lawn with flower borders, shrubs and trees. There is a decking area with garden table, chairs and a barbecue, (but please note that the decking is loose in some areas, needs replacing.) Also in the garden is swingball, a netball hoop and a trampoline.

The family attend Harrogate Union Baptist Church where about 60 people meet on Sunday mornings and where there is a good mix of traditional and contemporary worship.

www.harrogatebaptistchurch.org.uk It's a welcoming fellowship and a really nice traditional church building.

Local area websites:- <https://www.yorkshire.com/wetherby/>

<https://www.visitleeds.co.uk/things-to-do/places-to-see/wetherby-tourist-information-centre/>

<https://www.dayoutwiththekids.co.uk/things-to-do/yorkshire/west-yorkshire/wetherby>

leeds.independentlife.co.uk/shopping-and-lifestyle/visit-wetherby-the-award-winning-market-town





Sport and Leisure	<p>Very good sports facilities in local sports centres:- Wetherby Leisure Centre (pool 4 min drive or 15 min walk)</p> <ul style="list-style-type: none"> ● Escape Rooms KanyuEscape (7 minute drive) ● Ninja Warrior (18 min drive) ● Bike park (called Devil's Toenail) ● Spofforth Railway Line walk (with a good park at the end in Spofforth) ● Knaresborough pool also good has a slide and inflatables (check session times for this)
children's play area	<p>Free playground only 10 mins walk (2 streets away) with zip slide, climbing frames, swings and spinning roundabout, (also toddler swings and small play area) and it has an open playing field there as well.</p>
Recommended local places of interest and entertainment	<p>So many lovely places in Wetherby!</p> <p>In town:</p> <ul style="list-style-type: none"> ● Kofi and Co do an amazing brunch ● Baanrai Thai is amazing if you like Thai Food ● Also a great vegetarian restaurant Mango ● Riverside where you can sit and listen to the weir, children often paddle and feed ducks, bandstand and free parking ● Wetherby Whaler great Fish and Chips <p>And further afield:</p> <ul style="list-style-type: none"> ● Pudding Lab in Boston Spa for pastries and coffee (just a little small!) ● Armscliffe Crag ● If you're National Trust members Brimham Rocks and Fountains Abby are great.
Shops	<ul style="list-style-type: none"> ● Adli 2 min drive away ● Morrisons 2 min drive away and 2 hours of free parking ● M&S food in town <p>Market sometimes on a Thursday</p>



Garden photos below



