



BRIAR SIDE LEEDS ROAD
WETHERBY, LS22 5AA

£650,000
FREEHOLD

Welcome to Briarside - this fantastic 4-bedroom detached family home is offered to market CHAIN FREE and boasts an abundance of reception space, a beautiful South-Facing garden and truly spectacular views. Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

BRIARSIDE LEEDS ROAD

- Chain-free
- Detached, gated residence
- Spectacular views
- Abundance of reception rooms
- Ample parking
- Double garage
- Large, South-facing garden
- House bathroom
- Conservatory



The ground floor of this fantastic home accommodates an open-plan, kitchen-diner with integrated modern-appliances, offering ample space for entertaining or family living/dining. This leads through a archway into a large family living room, complemented by a log burning stove with double doors leading out to the conservatory. To the front elevation there is a cosy snug or reading room, which houses a log burner, perfect for snuggling up in the winter months. The useful downstairs cloakroom completes the ground floor.

The first floor accommodates three double bedrooms, a single bedroom which would prove an ideal home office, and a spacious luxury fitted bathroom. The two bedrooms to the rear of the property boast superb views out onto the garden and greenspaces beyond. There is also planning permission in place for a double-storey extension to create a large primary suite with balcony, if one desired.

Externally, there is an absolutely stunning garden to three sides. Incorporating a wild pond , a stream with two picturesque bridges and even a well stocked orchard with a variety of wonderful fruit trees! A hot tub enhances the luxury of this wonderful space, from which you can further enjoy those stunning, far-reaching views across some beautiful countryside.

A double garage is situated to the side of the front garden which offers light power and space for two cars

and useful storage.

For your opportunity to view this gorgeous, chain-free home, call Monroe.

ENVIRONS

Situated in the popular and well-served village of Collingham, this home enjoys an excellent range of amenities within walking distance, including a local sports club with gym facilities, as well as being a hub for all local outstanding state and private schools. The market town of Wetherby is only a short drive away which supports an even wider range of services including supermarkets, a cinema, tailor, butchers, greengrocers and a local market every Thursday. For commuters, the village is considered ideal as easy access can be gained onto the A1 linking with the region's motorway network and towards the airport. Harewood House is a short drive away.

REASONS TO BUY

- Chain-free!
- Well-presented throughout
- Highly sought-after location
- Superb amenities close by
- Granted planning permission
- An abundance of reception rooms

- Large, South facing garden

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

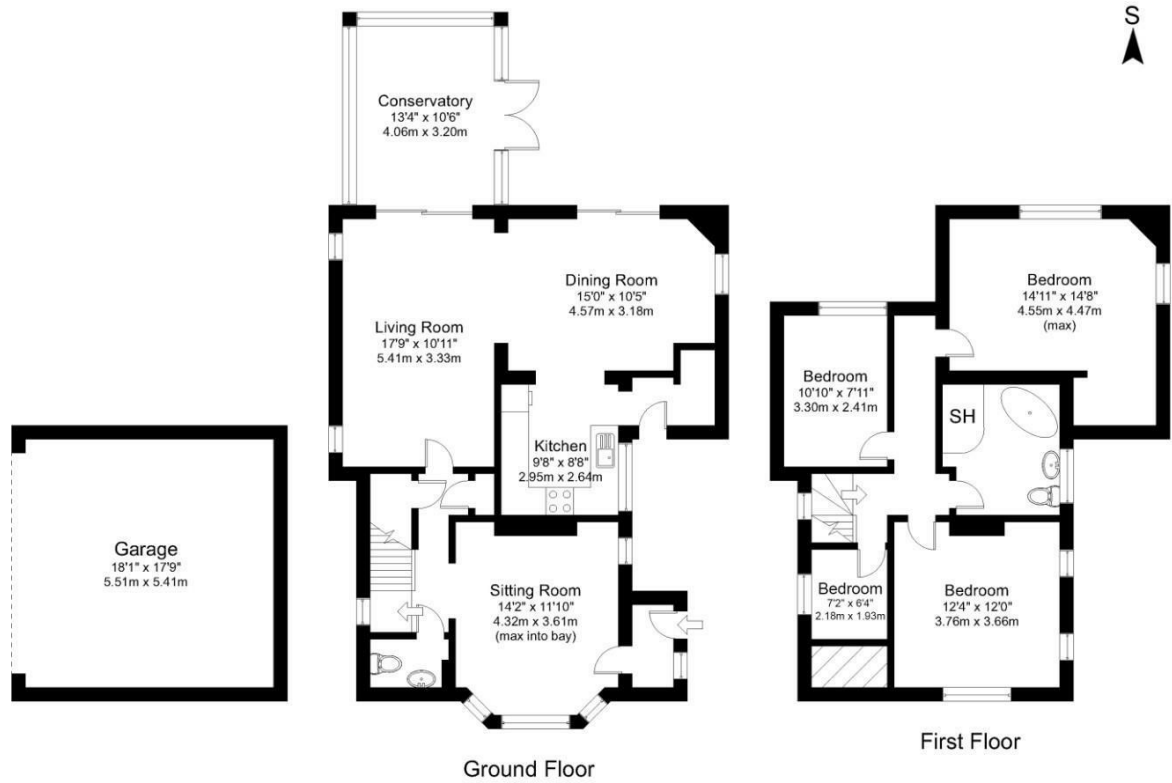
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

BRIARSIDE LEEDS ROAD





Gross internal floor area for the Main House (approx.): 147.1 sq m (1,584 sq ft)
 Gross internal floor area for the Garage (approx.): 30.1 sq m (324 sq ft)
 Gross internal floor area Combined (approx.): 177.2 sq m (1,908 sq ft)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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