



9 WOODLAND CLOSE

WETHERBY, LS22 6BJ

£1,195,000
FREEHOLD

Monroe is proud to introduce to market this immaculately presented 6-bedroom detached home which occupies an enviable position on the highly sought after Spofforth Park estate in Wetherby... This home boasts spacious bedrooms, 5 bath/shower rooms in total, a newly landscaped garden to the rear and high specification throughout! Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

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- Offered with no-onward chain!
- Over 3000 sqft of internal living space
- Envious corner plot
- 6 bedroom detached
- Three en suites, a house bathroom and shower room
- Integral garage
- Private setting, situated at the head of the development
- Ample and gated off-street parking available
- Gorgeous South-West facing garden
- Superb amenities closeby



On arguably the most enviable plot on the Spofforth Park development this exemplary 6-bedroom detached home has been thoughtfully improved by the current owners and offers optimal living throughout. As you approach the property, you are immediately impressed by the undoubted kerb appeal of the property, private setting and ample off-street parking available. The ground floor of this home accommodates a spacious entrance hallway which features porcelain tiles, a formal living room which boasts a fabulous feature fireplace with a log burner, and a second reception room currently being used as a playroom. The main living space of this home is the showstopper, open-plan kitchen living diner which really makes the most of indoor-outdoor living benefitting from bi-folding doors out onto the patio. The kitchen is from Symphony and features many high specification finishes, including a stunning splashback, integrated AEG appliances, a wine cooler and full-length fridge and freezer. The kitchen also grants access to an adjoining utility room and integral access to the double garage.

The first floor accommodates three generous double bedrooms, two of which benefit from en suite shower rooms, a house bathroom, and a gorgeous primary suite which benefits from bespoke fitted storage and a stylish en suite which features a free-standing tub.

To the second floor, there are two spacious loft bedrooms, which benefit from a tonne of natural light,

each featuring two Velux bedrooms, and an additional shower room.

This is a rare opportunity to acquire such a turn-key property, in a highly sought after location... To arrange your viewing, call Monroe.

ENVIRONS

The charming market town of Wetherby boasts an excellent range of local amenities, high street-stops, an exciting range of independent stores and eateries and stunning historical buildings. For the avid commuter, Wetherby offers easy access onto the motorway as well as great connectivity to the vibrant areas of Leeds, York, and Harrogate. Superbly located for growing and mature families, Spofforth Park benefits from being within walking distance of the town centre as well as many well-regarded primary schools such as Crossley Street Primary School or St. Josephs. For older children, there are several popular high schools in the local area. as well as bus routes to Harrogate secondary schools located just at the head of the Development.

REASONS TO BUY

- Offered with no onward chain
- Excellent school catchment location
- Immaculately presented throughout

- Highly sought-after location and fabulous plot
- Superb amenities close by
- 6 double bedrooms
- 3 en suites, a house bathroom and additional shower room
- Integral double garage
- Large, recently landscaped garden
- Ample off-street parking

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, chain-free, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

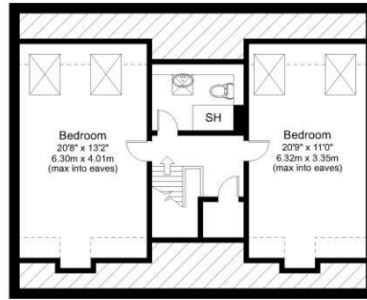
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3300.00 sq ft

Tenure – Freehold

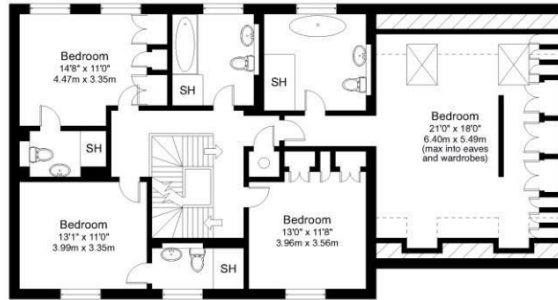




Second Floor



Ground Floor



First Floor

Gross internal floor area including eaves and garage (approx.): 306.5 sq m (3,300 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	89
(69-80) C			
(55-68) D			
(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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