



MEADOW VIEW HOUSE WETHERBY ROAD LEEDS, LS14 3AS

£600,000
FREEHOLD

Are you a proceedable buyer looking for a proceedable vendor in Scarcroft? This immaculate home is the ideal four bedroom property- Call now to avoid missing out!

MONROE

SELLERS OF THE FINEST HOMES

MEADOW VIEW HOUSE

- Situated on a private road
- Sought-after and exclusive village location
- Detached four bedroom property
- Well-presented throughout
- High specification kitchen and appliances
- Open plan layout
- Newly installed UPVC double-glazed windows and French doors throughout
- Garage with electric door
- Recently fitted, high quality house bathroom and fully tiled en suite
- Private garden and terrace



PROCEEDABLE VENDOR LOOKING FOR A PROCEEDABLE PURCHASER!

Meadow View House is situated in the highly sought-after village of Scarcroft and benefits from its positioning down a private road. Located just off the A58, Scarcroft enjoys a peaceful village setting without sacrificing amazing connectivity, with easy access from Leeds through to Wetherby and surrounding areas.

The ground floor of this home has a wonderful spacious feel, and is the perfect entertainment space, ideally set up to make the most of indoor-outdoor living. Split across two levels, Meadow View House accommodates an open-plan kitchen with breakfast bar and dining room with direct access onto the private garden and formal living room, which leads out onto the south-facing terrace via French doors. The kitchen is of a high specification featuring quartz worktops, a Rangemaster double oven, integrated Neff appliances, limestone flooring, a hot tap, wine cooler and newly fitted plantation shutters. The ground floor also features high-quality oak doors and bannisters, and the stylish, contemporary interiors continue throughout the rest of the house.

Upstairs, the primary suite benefits from a beautiful, recently installed en suite, and ample, fitted storage. There are also a further two bedrooms as well as a purpose-built dressing room, which could alternatively

be used as another bedroom. The house bathroom is of a high-quality with Crosswater fittings and features a free-standing bathtub.

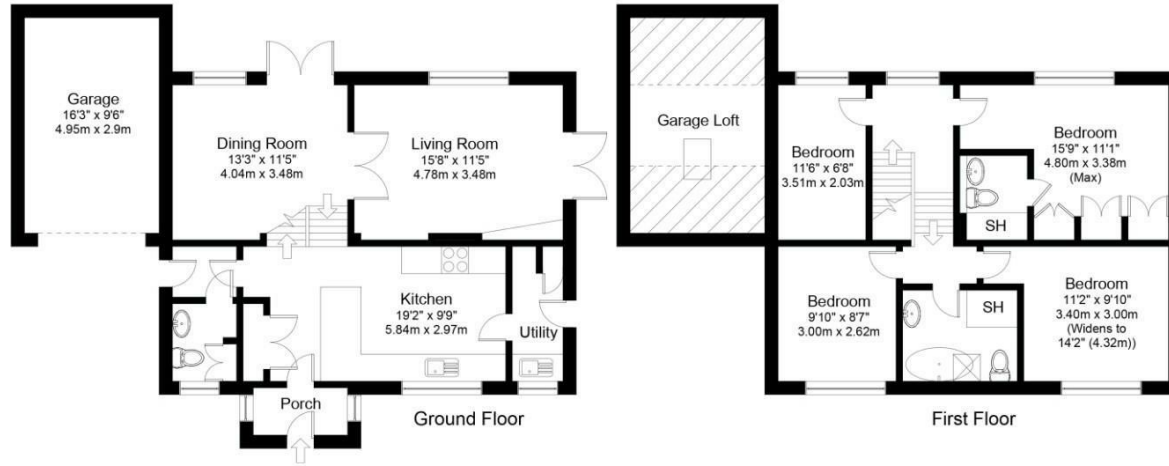
Externally, Meadow View House benefits from ample parking, a private rear garden and an additional suntrap terrace to the side of the property, perfect for summertime evenings. There is also a garage with an electric door and a drop-down ladder for optimal, additional eaves storage.

This home also benefits from approved planning to extend and convert the garage to form a fifth bedroom with en suite and feature skylights.

If you would like the opportunity to acquire this beautifully presented, ready-to-move-in home, call Monroe...

MEADOW VIEW HOUSE





Gross internal floor area including garage & garage loft (approx.): 142.7 sq m (1,536 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			
(69-80) C		74	85
(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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