



8, ASHBROOK WOODLANDS PARK  
LEEDS, LS14 3JU

£950,000  
FREEHOLD

Ashbrook is the perfect family home offering ample space for family living and entertaining on a fabulous corner plot in Scarcroft.

MONROE

SELLERS OF THE FINEST HOMES

## 8, ASHBROOK WOODLANDS

- Spacious detached family home
- Four double bedrooms and a master suite
- Two ensuites and a house bathroom
- Fabulous open-plan living kitchen diner with integrated appliances
- Beautifully presented throughout
- Southeast-facing garden with terrace and lawn
- Integral double garage
- Peaceful location on an enviable corner plot
- Conveniently located
- EV charging point



Ashbrook is the perfect family home offering ample space for family living and entertaining on a fabulous corner plot in Scarcroft.

The highlight of the ground floor must be the showstopping open plan living, kitchen, diner which boasts a bespoke kitchen with integrated Bosch appliances, oak worktops, and a large breakfast bar. The current owners have extended to create a light and spacious dining area with bifold doors onto the southeast-facing garden.

The ground floor also accommodates a bright hallway, a formal living room with gas fire, an office that could be used as a playroom or snug, and a fitted utility room providing access to the integral double garage and a WC.

Upstairs Ashbrook offers five bedrooms; four spacious doubles, three of which accommodate fitted wardrobes. An ensuite serves bedrooms 1 and 2 and there is a further house bathroom with a walk-in shower and a free-standing roll-top bath. The principal bedroom suite boasts a fully fitted dressing room and an ensuite.

Externally, this home has a wonderful southeast-facing rear garden perfect for entertaining and benefitting from all-day sun. To the front is a driveway offering ample parking and an EV charging point.

### ENVIRONS

The property is situated within Scarcroft Village, and despite being situated in an idyllic location, this home is just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is only a short drive away at Alwoodley Gates and there are many fashionable shops along Street Lane at nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.

### SERVICES

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

### LOCAL AUTHORITY

Leeds City Council

### TENURE

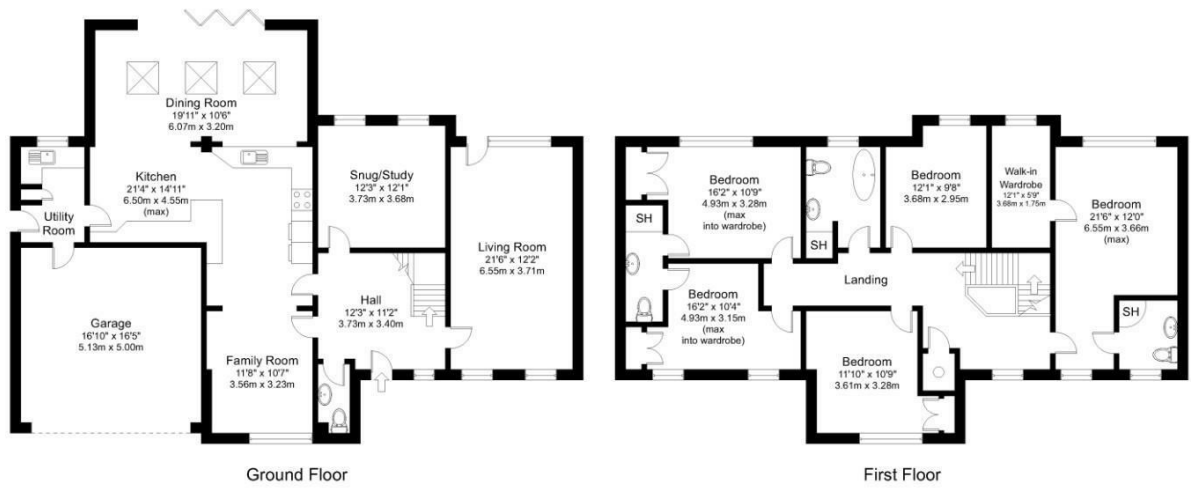
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

### VIEWING ARRANGEMENTS

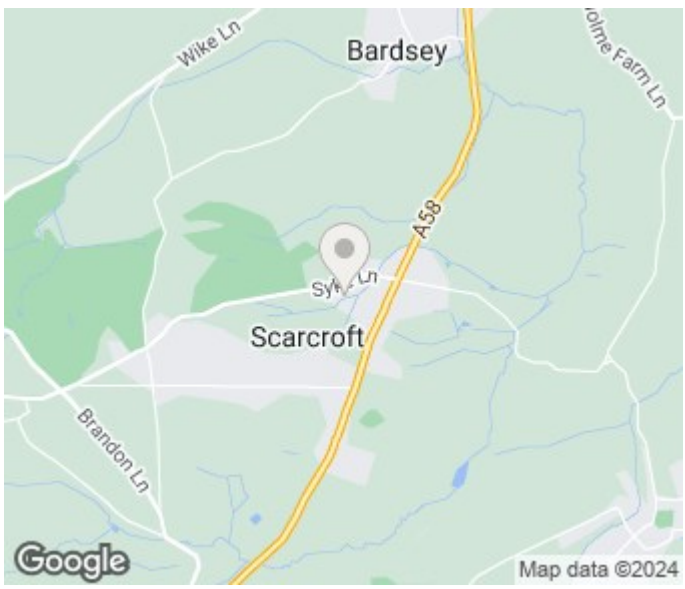
Strictly through the selling agent - Monroe Estate Agents.

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Gross internal floor area including garage (approx.): 250.8 sq m (2,700 sq ft)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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