



1 RUDGATE GREEN

WETHERBY, LS23 7GD

£415,000
FREEHOLD

Four-bedroom in a large plot featuring a open plan kitchen diner and large east-facing garden in Thorp Arch.

For further details or to book a viewing, contact Monroe Estate Agents Boston Spa on 01937 534755

MONROE

SELLERS OF THE FINEST HOMES

1 RUDGATE GREEN

- A beautiful bright and spacious family property
- Well-presented throughout
- 4 double bedrooms
- House bathroom and en suite
- Fabulous open-plan kitchen diner with bi-fold doors to the garden
- Large east-facing garden
- Private drive with EV charging point
- Large plot
- Sought-after location



Wonderfully bright and spacious four-bedroom family home with fabulous open plan kitchen diner and large east-facing garden.

You enter this home into a welcoming entrance hallway, which grants access to a spacious formal living room, W.C., and a show-stopper open-plan kitchen-diner. This fantastic living space boasts a modern kitchen with an island, Silestone worktops, and integrated AEG appliances including a double oven and wine fridge. Ideal for family living and entertaining this area also benefits from bi-folding doors which grant access to a patio and large east-facing garden.

The first floor offers three double bedrooms and a stylish house bathroom.

The second floor boasts a spacious principal bedroom with fitted wardrobes, shutters, and an en suite shower room.

This home sits on a substantial plot and has a lovely east-facing garden. To the front is a private driveway with parking for three cars and an EV charging point.

To arrange your viewing call Monroe.

ENVIRONS

Thorp Arch is an attractive village that has a wonderful

community feel and is served by a well-known school, public house, and church. Nearby Boston Spa high street offers truly superb amenities, such as independent eateries, coffee shops, beauty salons, and trendy bars. For the commuter, there is excellent connectivity to York, Wetherby, and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

REASONS TO BUY

- A beautiful bright and spacious family property
- Well-presented throughout
- 4 double bedrooms
- House bathroom and en suite
- Fabulous open-plan kitchen diner with bi-fold doors to the garden
- Large east-facing garden
- Private drive with EV charging point
- Large plot
- Superb amenities close by
- Sought-after location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

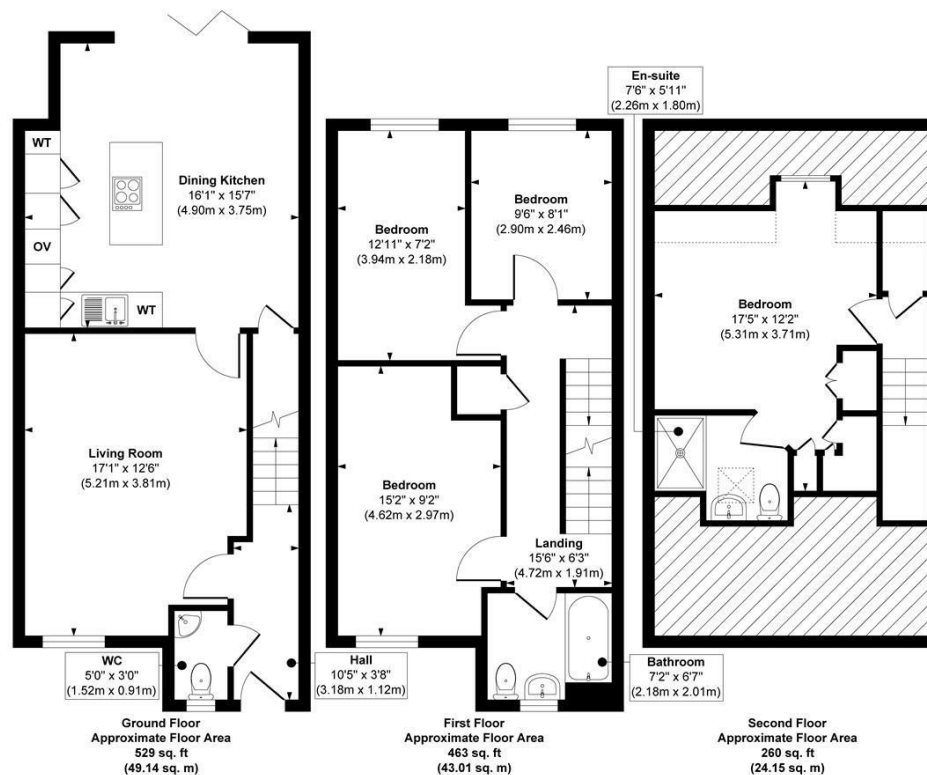
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

Approx. Gross Internal Floor Area 1252 sq. ft / 116.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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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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