





19 MAIN STREET LEEDS, LS14 3DX

£999,950 FREEHOLD

Welcome to Nuebridge House... a characterful and spacious, home nestled in the heart of Thorner village. This property combines period features with modern living, offering a comfortable and stylish space for families.

MONROE

SELLERS OF THE FINEST HOMES

## 19 MAIN STREET

Offer 3000 sqft of accomodation • Gorgeous, period
 home • Abundance of superb period
 features • Impressive, open-plan, kitchen, diner • 5
 bedrooms • 3 bathrooms • South-facing, walled
 garden • Outbuilding offering great home gym or
 office space • Integral garage / store • Village





Nestled in the heart of the ever-popular village of Thorner, Nuebridge House dates back to the 1800s. As you step into the entrance hallway of this home, you are immediately welcomed by Victorian-tiled floors, high ceilings and beautiful coving which offers an insight into the period features offered throughout. The entrance hallway grants access to a formal sitting room with an ornate fireplace, a dining room, and an impressive, open-plan, kitchen-living-diner. This fantastic space really is the show-stopper of this home, having been skillfully extended to offer a lantern ceiling, bi-folding doors which grant direct access out onto the terrace, and Kardean flooring with underfloor heating throughout. The kitchen is bespoke and of a high specification, featuring a large island, Silestone work tops, integrated Siemens appliances, including a large wine cooler and ample storage. Adjoining the kitchen, there is also a fully-fitted utility room which grants access to a conveniently-placed W.C and an integral garage.

Upstairs, Nuebridge house offers five spacious bedrooms in total, and is light and airy throughout with the added benefit of plenty of additional storage spaces. To the first floor, the landing grants access to a gorgeous primary suite, two further double bedrooms and a house bathroom. The primary suite is comprised of a bedroom, a dressing room and a stunning en-suite which features both a free-standing tub and large walk in shower. To the second floor, there are two further

double bedrooms, one of which makes the perfect guest-room benefitting from an en suite bathroom with both bath and shower and an adjacent walk-in wardrobe.

Externally, the property boasts a beautifully landscaped, South-facing garden which is fully-enclosed and ideally set-up for entertaining and spending-time with the family. Features include two porcelain-tiled terraces, one directly off of the kitchen offering an extension to the primary living space and one to the rear of the garden, a lawned area and a converted outbuilding, which offers the perfect home-office, homegym or indeed a Summerhouse!

Viewing is essential to truly appreciate all this outstanding period home has to offer... to arrange your viewing and avoid disappointment, call Monroe.

#### **ENVIRONS**

Conveniently located close to Wetherby, Leeds and York, and with easy access to the A58, A1 and the East Leeds Orbital Road, Thorner offers fantastic connectivity combined with a rural, idyllic setting. This home is nestled in the heart of the village, and is just a very short walk to many local amenities. Equally, this semirural spot is just a short drive from the popular market town of Wetherby and the village of Boston Spa which offer a wide range of fantastic bars and eateries.

## Agents.

#### **REASONS TO BUY**

- Substantial character property
- High specification modern restorations and additions
- Peaceful village location
- Large, south-facing walled garden
- Period features combined with high-specification modern additions
- 5 bedrooms
- 3 spacious reception rooms

#### **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 and that vacant possession will be granted upon legal completion.

## **VIEWING ARRANGEMENTS**

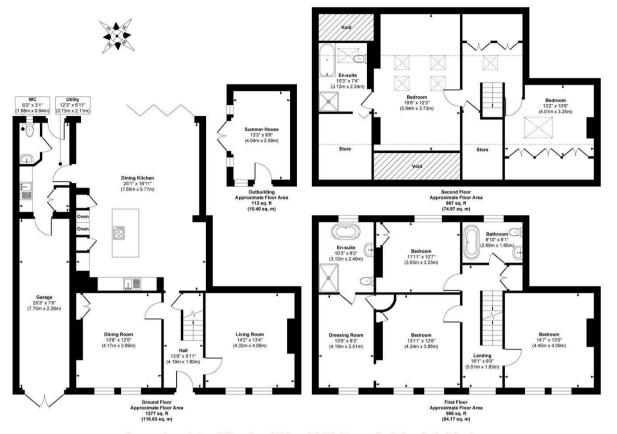
Strictly through the selling agent - Monroe Estate

# 19 MAIN STREET







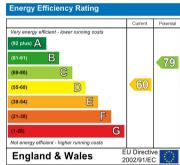


Scarcroft

Thorner

Sandhills

Map data ©2024 Google



Approx. Gross Internal Floor Area 3102 sq. ft / 288.17 sq. m (Including Outbuilding)

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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