



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 accommodation
- 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 location



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, home-gym 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 semi-rural 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 that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate

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