



PEAR TREE COTTAGE SANDHILLS

LEEDS, LS14 3DE

£525,000
FREEHOLD

Welcome to this enchanting cottage, which benefits from ample accommodation, fantastic views, an abundance of character features, an enclosed garden and a detached garage. Pear Tree Cottage is offered with no onward chain!

MONROE

SELLERS OF THE FINEST HOMES

PEAR TREE COTTAGE SANDHILLS

- Character Property • Three-bedroom detached • Amazing views • Spacious living room • Separate dining room • Attractive breakfast-kitchen • Downstairs W/C • Three bedrooms • Detached Garage • Enclosed, walled garden to face all aspects



Pear Tree Cottage is located in the highly desirable village of Thorner. Displaying charming original character features, this period home is light and bright throughout with fantastic views of the greenbelt countryside.

As you enter, you are immediately welcomed by a formal living room, which offers dual-aspect views and features an inset wood-burning effect stove and exposed beams. There is also a separate dining room which leads through to an attractive breakfast kitchen. Additionally, the ground floor includes a guest WC, understairs storage, and a convenient porch granting direct access out onto the garden from the kitchen, perfect for indoor-outdoor entertaining.

Upstairs, the property features three bedrooms and a spacious house bathroom.

Externally, Pear Tree Cottage offers a great sense of curb appeal and boasts lovely walled gardens that are completely enclosed and wrap around the entire property. With an array of mature hedges and carefully planted borders, this picturesque garden leads to a large, detached garage, offering secure private parking and ample additional storage space.

To find out more about this picturesque, period home, and to arrange your viewing, call Monroe.

ENVIRONS

Thorner offers fantastic connectivity combined with an idyllic rural setting. This home is nestled in the semi-rural hamlet of Sandhills, a peaceful location just a short walk to local amenities on Main Street. This spot is just a short drive from the popular market town of Wetherby. The area is well served with good shopping, sporting facilities and transport; there is public transport connecting Thorner to Leeds, Wetherby and Harrogate. Thorner benefits from a highly regarded primary school and the renowned Grammar School at Leeds is just 5 miles away. Conveniently located close to Leeds, and York, with the A58 at one end of the village and the A64 and Ring Road A6120 at the other, the village is also well placed for access to the A1M opening up the national motorway network. Leeds Bradford Airport is approximately 9 miles away providing regular domestic and international flights.

REASONS TO BUY

- Immaculate period property
- Three bedrooms
- Two reception rooms
- Beautiful period features throughout
- Wonderful, walled garden
- Far-reaching countryside views
- Off-street parking
- Detached, large garage

- Sought-after Thorner location

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, chain-free, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

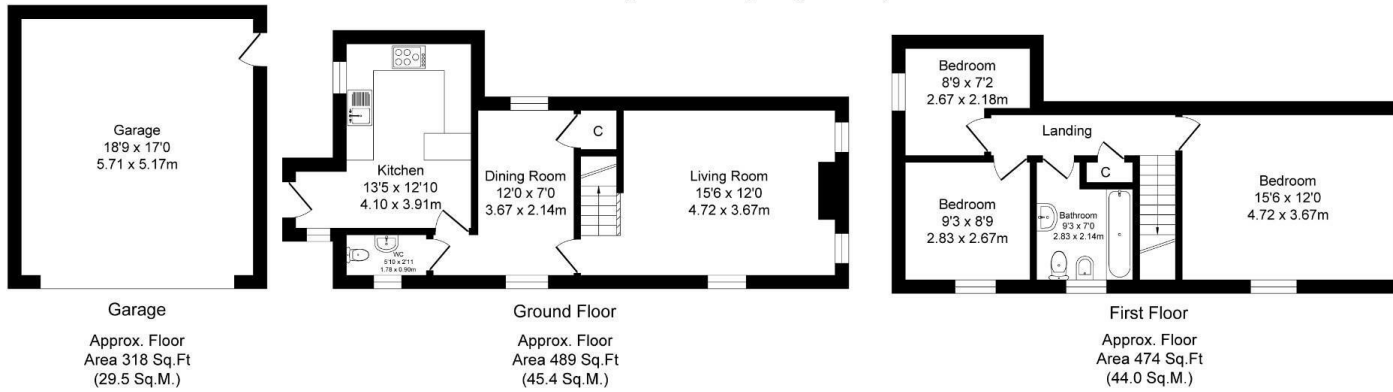
Strictly through the selling agent - Monroe Estate Agents.

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Sandhills, Thorner
Total Approx. Floor Area 1281 Sq.ft. (118.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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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