



LING CHASE LING LANE
LEEDS, LS14 3HT

£1,750,000
FREEHOLD

Do you want to live on the prestigious Ling Lane in Leeds in a spacious detached family home with the freedom to move in, renovate, or rebuild?

MONROE

SELLERS OF THE FINEST HOMES

LING CHASE LING LANE

- Ling Lane • Detached Family Home • Four Bedrooms • Two Bathrooms • Sweeping Driveway • Fantastic Potential • 2805 Sqft • Double Garage • Excellent Schools Close To Leeds Grammar • Fantastic Travel Links for Leeds & Wetherby



Monroe presents this splendid family home, Ling Chase on Ling Lane. It is a charming four-bedroom detached home surrounded by spacious gardens in a picturesque semi-rural setting. Located in a prestigious area, the property is easily accessible from the nearby suburbs of Moortown, Alwoodley, and Oakwood, which offer excellent amenities, multiple championship golf courses, and The Grammar School at Leeds. Wetherby, Harrogate, and Leeds City Centre are just a short drive away. Additionally, the nearby A1/M1 link is ideal for commuters travelling nationally.

Upon entering the property, you are met with a spacious entrance hallway leading to the elegant living room with a magnificent fireplace. The ground floor is filled with natural light and ample space, encompassing a cosy, snug, functional home office, a tranquil study, a charming conservatory, and a convenient guest WC.

The open-plan family dining kitchen is the captivating focal point of this stunning home. It includes a range of Bosch integrated appliances, granite worktops, a Quooker hot tap, and a striking island. The spacious dining kitchen, which has been extended, features bi-folding doors that lead to the stunning south-facing gardens. Adjoining the kitchen is a very well-equipped and useful utility room.

On the first floor, the master bedroom is equipped with fully fitted furniture and an en-suite bathroom with a

shower and bath. Additionally, there are three other well-sized bedrooms and a house bathroom with a shower.

Situated on an expansive 3/4-acre plot, this home showcases beautifully landscaped gardens, extensive lawns, and well-defined boundaries for privacy. The sweeping driveway with beautiful trees and access to the double garage provides a grand entrance, while the spacious patio area is perfect for hosting outdoor gatherings.

This property is a must-see, offering ample space and modern living perfect for growing families. Located on the most prestigious road in Leeds, schedule your viewing today to explore the potential firsthand.

REASONS TO BUY

- Fantastic Family Home
- Highly sought-After Location
- Superb Schools Locally
- Wonderful Opportunity

ENVIRONS

This exceptional property is located on Ling Lane in Scarcroft. Despite its peaceful setting, this home is conveniently situated only a 20-minute drive from

Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is just a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in 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

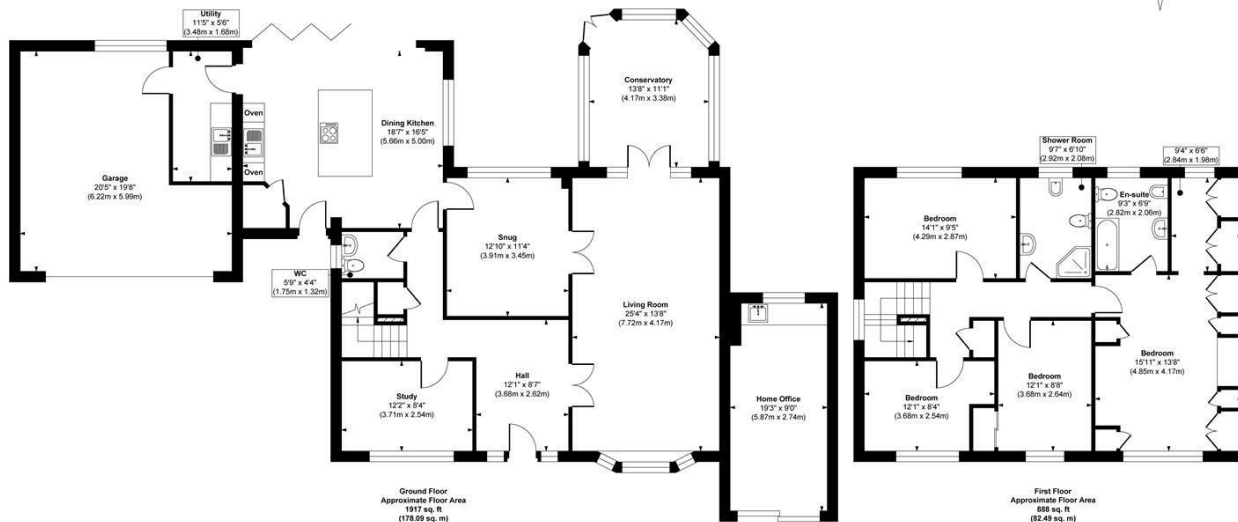
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

LING CHASE LING LANE





Approx. Gross Internal Floor Area 2805 sq. ft / 260.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(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	

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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