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SELLERS OF THE FINEST HOMES



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5 INGMANTHORPE FOLD  
WETHERBY, LS22 5QA

£800,000  
FREEHOLD

5 Ingmanthorpe Fold is a stunning four-bedroom property with high-spec interiors and flawless presentation. Additionally, it's being sold without a chain.

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## 5 INGMANTHORPE FOLD

- Detached Property • Four Double Bedrooms • Four Bathrooms • Under Floor Heating to the Ground Floor • Bespoke Fitted Kitchen • South West Facing Gardens • Small Development • Very Well Presented • Ample Parking • Double Garage



Monroe is excited to offer 5 Ingmanthorpe Fold, a sensational development with high-specification interiors and stunning presentation throughout. This fantastic home offers amazing views and 2984 Sqft of living space.

The ground floor embodies a sense of light, brightness, and spaciousness. It features an inviting entrance hallway leading to a lounge and an open-plan kitchen diner. Additionally, there is a guest WC. The primary suite is adorned with fitted furniture and a superb tiled en-suite, while a second bedroom also boasts an en-suite.

The kitchen diner is equipped with a custom-designed kitchen featuring granite worktops, Siemens double oven, induction hob, and bi-fold doors that lead to the beautiful south- west facing gardens.

Upstairs, the property is bright and airy, featuring two spacious double bedrooms and modern, fully-tiled ensuite bathrooms. Both bedrooms have velux windows and there is a convenient airing cupboard on the landing.

Externally, there is a beautiful south-facing landscaped garden with patio and lawned areas, and fantastic views. Additionally, there is a double garage with a driveway.

If you are looking for a turn-key property, with a great sense of privacy close to Wetherby and Boston Spa, this could be the perfect home for you... to avoid missing out and arrange your viewing, call Monroe.

### ENVIRONS

Ingmanthorpe is a picturesque village on the outskirts of the amenity-rich, market town of Wetherby and within close proximity of the vibrant village of Boston Spa. The property itself is situated on an exclusive development and benefits from stunning countryside views, while equally benefiting from great connectivity through to York, Leeds, and Harrogate and easy access onto the motorway.

### REASONS TO BUY

- Excellent school catchment location
- Beautifully presented throughout
- Superb amenities close by
- Four double bedrooms
- Garage with an electric door
- Beautifully landscaped garden & views

### SERVICES

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

## LOCAL AUTHORITY

North Yorkshire Council

## TENURE

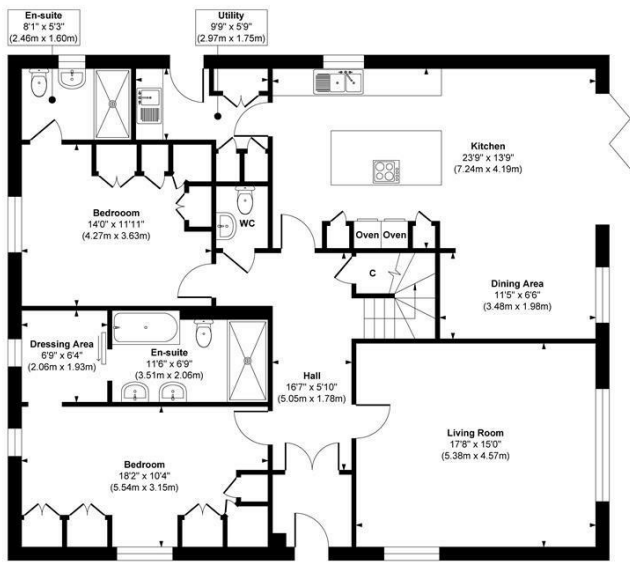
We are advised that the property is chain-free, freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

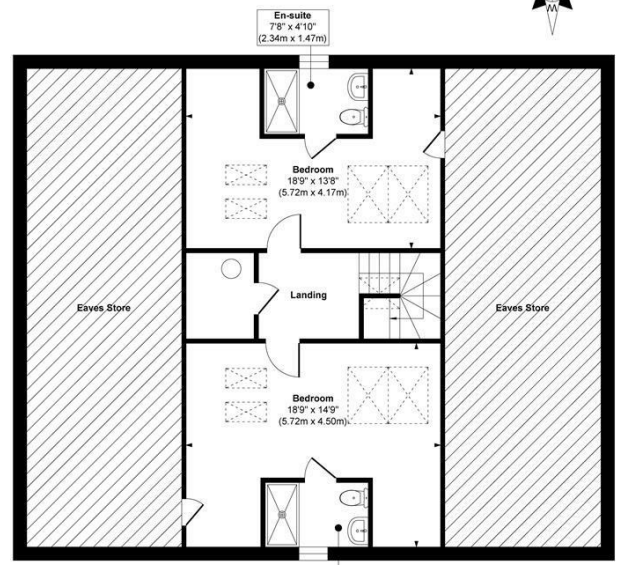
Strictly through the selling agent - Monroe Estate Agents.

## 5 INGMANTHORPE FOLD





Ground Floor  
Approximate Floor Area  
1492 sq. ft.  
(138.61 sq. m)



First Floor  
Approximate Floor Area  
1492 sq. ft.  
(138.61 sq. m)

**Approx. Gross Internal Floor Area 2984 sq. ft / 277.22 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			100
(92 plus) <b>A</b>		86	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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