



12 WAYSIDE MOUNT

LEEDS, LS14 3BG

£699,950
FREEHOLD

Are you looking for a wonderful family home with excellent potential?

MONROE

SELLERS OF THE FINEST HOMES

12 WAYSIDE MOUNT

- Detached Family Home • Four Double Bedrooms • Three Reception Rooms • Countryside Views • 1677 Sqft • Fantastic Potential • Utility • Garage • Gardens to Front & Rear • Excellent links for Leeds & Wetherby



Monroe is thrilled to present this fantastic four-bedroom detached property in the desirable Scarcroft area. With plenty of parking and spacious gardens both at the front and back, this home offers incredible convenience and features a generous living space full of potential. Don't miss this exceptional opportunity!

Upon entering, you'll be greeted by a spacious living room complimented by a stone-feature fireplace, perfect for cosy evenings. The ground floor also accommodates a generously sized dining room with convenient access to the garden, ideal for entertaining and families. The kitchen, complete with Neff appliances, a utility area, and a larder, provides ample space for culinary endeavours and storage needs.

Upstairs, you'll find four double bedrooms, each offering comfort and privacy. The fully tiled house bathroom adds a touch of luxury, while the separate WC enhances practicality.

With its blend of functional living spaces and stylish touches, this property presents an enticing opportunity to create lasting memories in a sought-after location.

Externally, this property boasts a remarkable and enchanting rear garden.

Reasons to buy

- Desirable Location
- Detached Family Home
- Beautifully Landscaped Gardens
- Countryside Views

ENVIRONS

This exceptional property is located just off The Wetherby Road in Scarcroft. Despite its tranquil setting, the home is conveniently only a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft is situated almost midway between Leeds and the market town of Wetherby. The area offers a variety of shopping and recreational facilities, including several excellent golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the principal commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, the market town of Wetherby is within easy reach, providing a wide range of everyday amenities.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

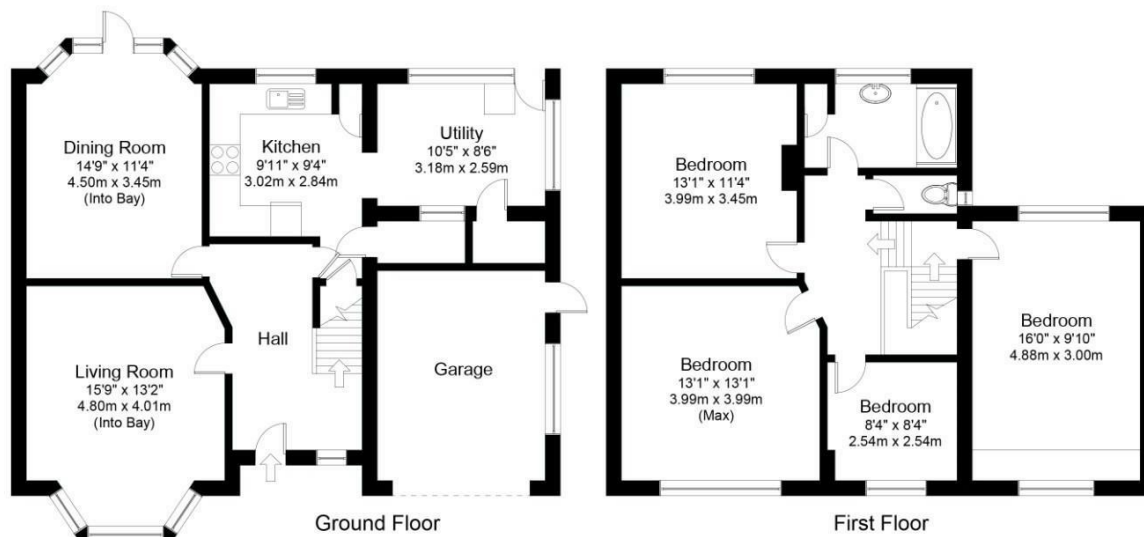
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

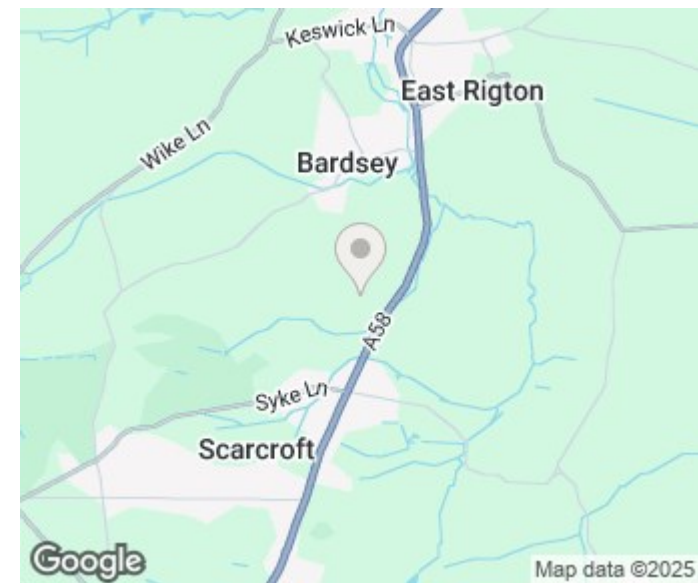
Strictly through the selling agent - Monroe Estate Agents.

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Gross internal floor area including garage (approx.): 155.8 sq m (1,677 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(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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