



## LIME TREE COTTAGE THE GREEN

WETHERBY, LS23 7AB

£575,000  
FREEHOLD

Discover this captivating property brimming with character, ideally situated in the picturesque village of Thorp Arch.

MONROE

SELLERS OF THE FINEST HOMES

# LIME TREE COTTAGE THE GREEN

- Full Of Character • Three Bedrooms • Kitchen Diner • Lounge With Log Burner • Ensuite Shower Room • 1127 Sqft • Private Rear Garden • Parking Space To The Front • Village Location • Close to Fantastic Amenities



Monroe is excited to unveil an incredible opportunity in Thorp Park Village. Welcome to Lime Tree Cottage, where three inviting bedrooms gracefully span three floors, complemented by a study and a serene west-facing private garden.

The kitchen diner is a bright and inviting space, equipped with integrated appliances and a cozy area for dining, leading you to the serene conservatory and the stunning west-facing garden. The lounge, with its storage and charming feature fireplace featuring a log burner, creates a warm atmosphere. The ground floor also includes a convenient downstairs WC and a study, perfect for inspiration and productivity.

The first floor boasts a double bedroom with fitted wardrobes and an ensuite shower room, offering a perfect retreat. The spacious house bathroom, with its separate shower and bath, invites relaxation and serenity.

The top floor offers an expansive double bedroom and thoughtfully designed fitted storage, inviting you to create a space that inspires comfort and creativity.

Nestled at the front is a welcoming parking space, while the rear unveils a sprawling private lawned garden, complete with a charming patio and a summer house shed, creating an ideal setting for unforgettable gatherings.

## REASONS TO BUY

- Full of Character
- Three Bedrooms
- Private and Beautiful Garden
- Study
- Bright & Light Throughout
- Sought-after location

## ENVIRONS

Thorp Arch is a charming village with a strong sense of community, featuring a well-regarded school, a public house, and a church. Nearby, Boston Spa's high street offers a fantastic array of amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. For commuters, there is excellent connectivity to York, Wetherby, and Leeds. Additionally, for those who prefer to stay closer to home, there are numerous scenic walks and local activities to enjoy.

## SERVICES

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

## LOCAL AUTHORITY



Leeds City Council

## TENURE

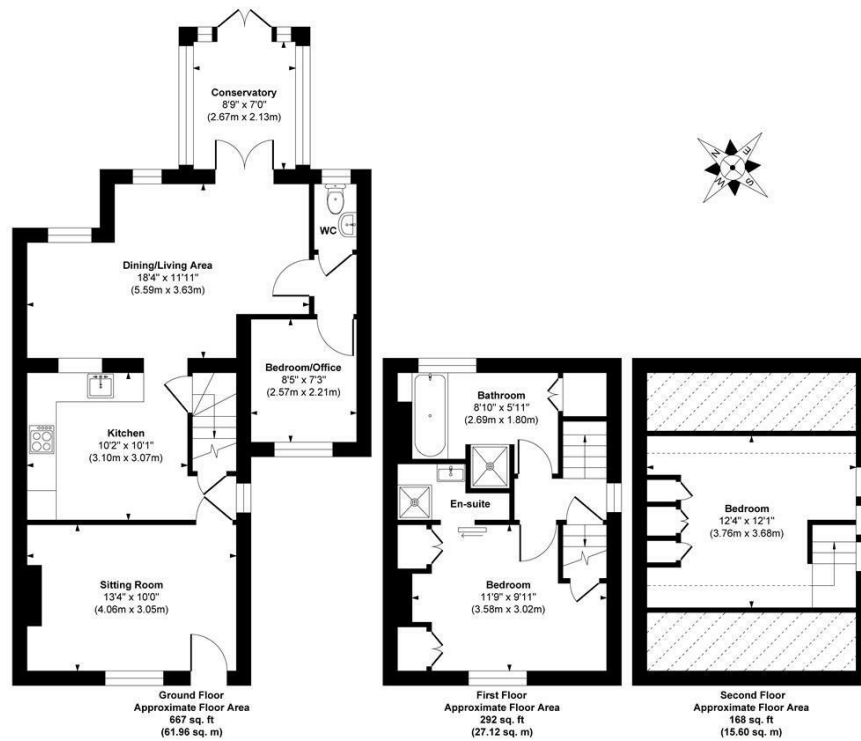
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## LIME TREE COTTAGE THE GREEN





**Approx. Gross Internal Floor Area 1127 sq. ft / 104.68 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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