



## 1 WENTWORTH STREET

WETHERBY, LS22 6BH

£1,175,000  
FREEHOLD

Monroe is proud to introduce to market this immaculately presented 6-bedroom detached home which occupies an enviable position on the highly sought after Spofforth Park estate in Wetherby... This home boasts spacious bedrooms, 5 bath/shower rooms in total, a newly landscaped garden to the rear and high specification throughout! Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

# 1 WENTWORTH STREET

- Over 3000 sqft • Six generous bedrooms • 3 en suites • Additional house bathroom and shower room • Integral double garage • Newly landscaped garden • Ample parking • Highly-sought after location • Optimal open-plan living • Popular residential development



This exemplary 6-bedroom detached home has been thoughtfully improved by the current owners and offers optimal living throughout. As you approach the property, you are immediately impressed by the undoubted curb appeal of the property as well as the beautifully maintained green and ample off-street parking available.

The ground floor of this home accommodates a spacious entrance hallway which features porcelain tiles, a formal living room which boasts a fabulous feature fireplace with a log burner, and an office with a bespoke media wall.

The main living space of this home is the showstopper, open-plan kitchen living diner which really makes the most of indoor-outdoor living benefitting from bi-folding doors out onto the patio.

The kitchen is from Symphony and features many high-specification finishes, including integrated AEG appliances, a wine cooler and a full-length fridge and freezer. The kitchen also grants access to an adjoining utility room and integral access to the double garage.

The first floor accommodates three generous double bedrooms, two of which benefit from en suite shower rooms, a house bathroom, and a stunning primary suite which benefits from bespoke fitted storage and a stylish En Suite which features a free-standing tub.

On the second floor, there are two spacious loft bedrooms, which benefit from a tonne of natural light each featuring two Velux bedrooms, catered for by an additional shower room.

This is a rare opportunity to acquire a substantial property on a prestigious development in a highly sought-after location.

To arrange your viewing, call Monroe.

## ENVIRONS

The charming market town of Wetherby boasts an excellent range of local amenities, high street-stops, an exciting range of independent stores and eateries and stunning historical buildings. For the avid commuter, Wetherby offers easy access onto the motorway as well as great connectivity to the vibrant areas of Leeds, York, and Harrogate. Superbly located for growing and mature families, Spofforth Park benefits from being within walking distance of the town centre as well as many well-regarded primary schools such as Crossley Street Primary School or St. Josephs. For older children, there are several popular high schools in the local area. as well as bus routes to Harrogate secondary schools located just at the head of the Development.

## REASONS TO BUY



Agents.

- Excellent school catchment location
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- Six double bedrooms
- Three En Suites a House Bathroom and an Additional Shower Room
- Integral Double Garage
- Large, Recently Landscaped Garden
- Ample Off-Street Parking

#### 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

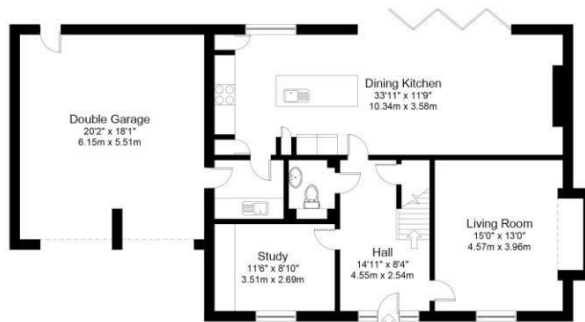
Strictly through the selling agent - Monroe Estate

## 1 WENTWORTH STREET

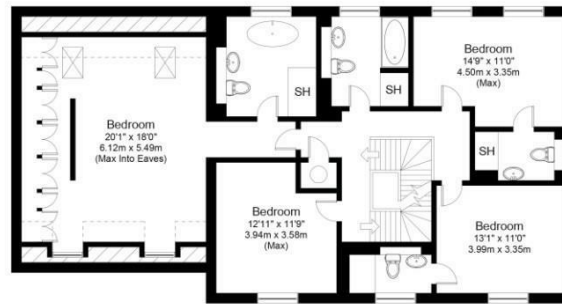




Second Floor

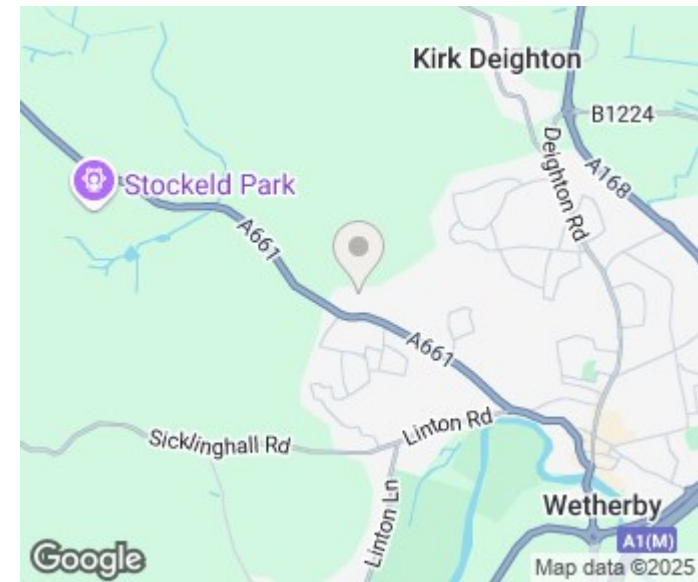


Ground Floor



First Floor

Gross internal floor area including garage, eaves & chimney breast (approx.): 306.6 sq m (3,300 sq ft)  
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



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

Boston Spa Sales  
181a, High Street Boston Spa  
Wetherby  
LS23 6AA

01937 534755  
bostonspa@monroeestateagents.com  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES