



11 PENTAGON WAY  
WETHERBY, LS22 6AU

£599,000  
FREEHOLD

Do you want an extended, well-presented detached home in the market town of Wetherby?

MONROE

SELLERS OF THE FINEST HOMES

## 11 PENTAGON WAY

- Detached Family Home • Extended Downstairs • Modern Throughout • Three Bedrooms • Ensuite • Gardens To the Front & Rear • Single Garage • Wetherby Amenities • Excellent Schools On Hand • Travel Links Leeds & Harrogate



Monroe Estate Agents are proud to present this modern, extended three-bedroom family home, offering over 1,300 square feet of living space. Nestled on a quiet road in the picturesque town of Wetherby, this property is flooded with natural light, making it the perfect home for growing families.

Upon entry, you're welcomed by a bright and spacious hallway that leads to a formal living room with elegant wood-panelled walls. From here, you can access the stunning extended living, dining, and kitchen area, featuring double French doors that open onto the beautiful garden. The bespoke fitted kitchen comes complete with built-in appliances, providing both style and practicality.

The first floor showcases three generously sized double bedrooms, two of which come with fitted wardrobes, and one with an ensuite shower room. These rooms offer a perfect blend of comfort and style, complemented by a modern, sleek family bathroom.

Externally, the property features a spacious driveway leading to a single garage, as well as front and rear lawned gardens. The rear garden is perfect for entertaining, complete with a patio area to enjoy with family and friends.

Wetherby is renowned for its charming surroundings and fantastic local amenities, including shops,

restaurants, and highly regarded schools. The town offers great transport links to nearby cities and towns, making it a highly desirable location.

For more information or to arrange a viewing, please don't hesitate to contact Monroe Estate Agents.

### REASONS TO BUY

- Detached Property
- Heart Of Wetherby
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking

### ENVIRONS

Wetherby is a charming market town that perfectly combines convenience and character. Offering a wide range of amenities to meet everyday needs, it's an ideal location for commuters with quick access to major motorways connecting Leeds, York, and Harrogate. Just a short walk away, you'll find a fantastic selection of schools, shops, restaurants, bars, and supermarkets. For outdoor enthusiasts, there are scenic walking paths along the river, adding to the town's appeal.



## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

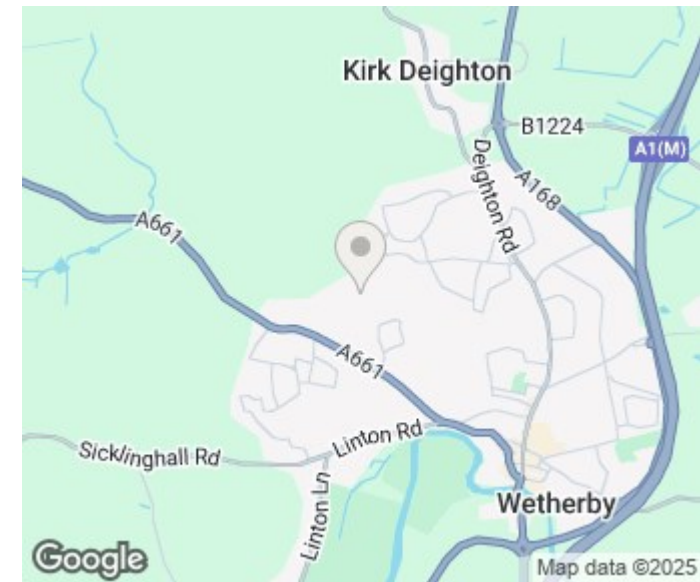
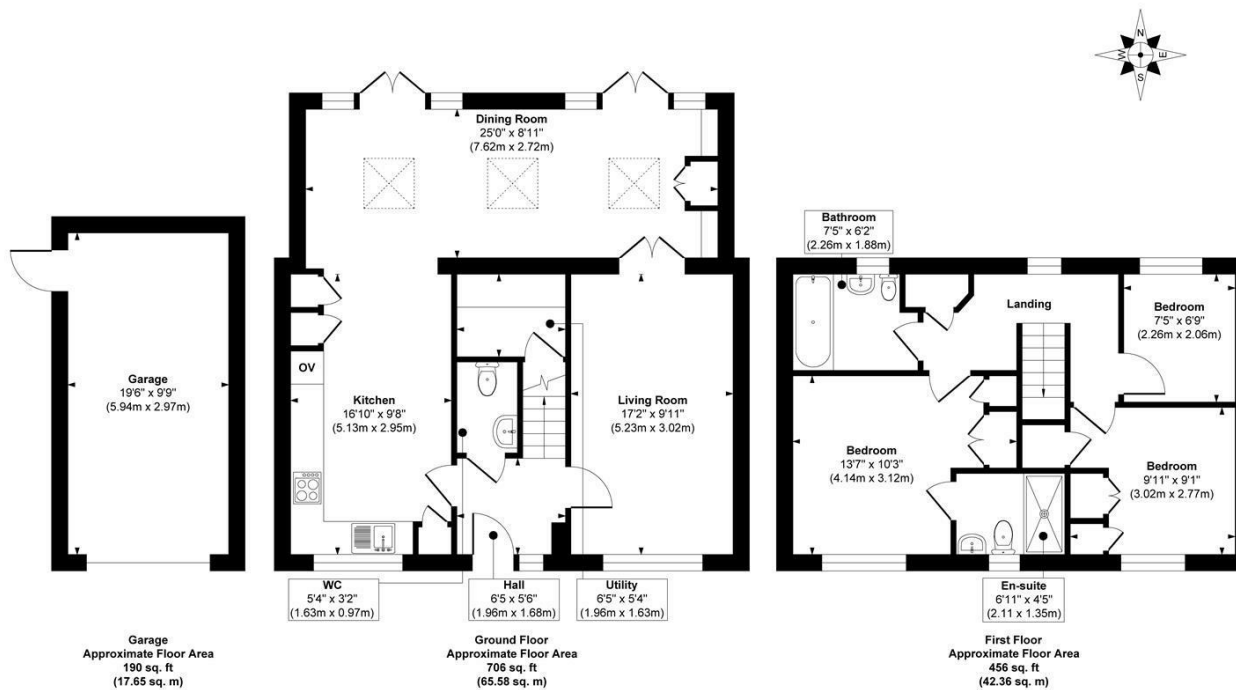
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 11 PENTAGON WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(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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