



3 INGS WALK

WETHERBY, LS22 5FE

£1,095,000
FREEHOLD

Do you want a stunning family home in Wetherby?

MONROE

SELLERS OF THE FINEST HOMES

3 INGS WALK

- Stunning Home • Detached Home • Five Bedrooms • Private Gardens • Double Garage • Three Floors • Spacious Driveway • Countryside Walks • Excellent Amenities • South West Garden



Monroe proudly presents Tree House, a stunning detached family home. This property features high-specification interiors and impeccable presentation. With a generous living space of 2,903 square feet, it includes a beautiful orangery, perfect for entertaining. Additionally, this remarkable home is within walking distance of Wetherby town centre and all its amenities.

The ground floor exudes a sense of brightness and space. It features a welcoming entrance hallway that leads to a lounge with a bay window and a study equipped with a media wall.

The open-plan kitchen diner features a custom-made kitchen with elegant worktops, high-quality AEG appliances, and an island that opens to the stunning orangery.

The standout feature of this property is the stunning orangery that overlooks the beautiful gardens.

Upstairs, the space is bright and airy. The principal bedroom includes a fantastic dressing room and a modern bathroom with a shower. The second bedroom is also light and spacious, complete with its own En Suite bathroom. Additionally, there is a further double bedroom and a modern bathroom featuring a separate shower and bath.

On the second floor, there are two additional

bedrooms: one with fitted wardrobes and a modern shower room.

Outdoors, there is a stunning private landscaped garden featuring a patio and grassy areas. Additionally, a double garage is available.

If you're seeking a move-in-ready property offering ample privacy in Wetherby and Boston Spa, this home could be the perfect fit for you. To avoid missing out and to arrange your viewing, please call Monroe.

ENVIRONS

Ings Walk is located in the picturesque market town of Wetherby, close to the lively village of Boston Spa. The property is part of an exclusive development and features stunning countryside views. It also provides excellent connectivity to York, Leeds, and Harrogate, along with easy access to the motorway.

REASONS TO BUY

- Detached Stunning Property
- Beautifully Presented
- Superb Amenities Close By
- Five Spacious Bedrooms
- Double Garage
- South West Garden
- Beautifully Landscaped Garden & Private
- Fantastic Walks On Your Doorstep

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

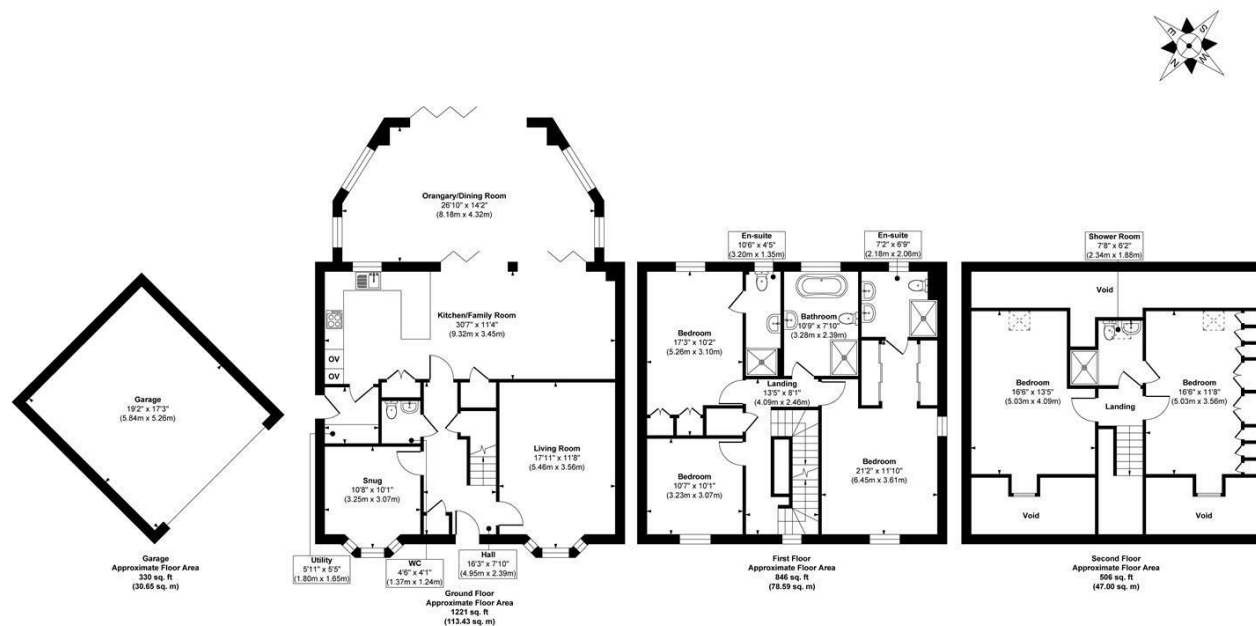
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

3 INGS WALK





Approx. Gross Internal Floor Area 2903 sq. ft / 269.67 sq. m (Including Garage)

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) A | | 92 |
| (81-91) B | 86 | |
| (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

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