



BRIARCROFT LANGWITH VALLEY ROAD  
WETHERBY, LS22 5DH

£1,000,000  
FREEHOLD

Do you want an expansive family home in Collingham?

MONROE

SELLERS OF THE FINEST HOMES

# BRIARCROFT LANGWITH VALLEY

• Detached Family Home • Open Plan  
Kitchen • Cul De Sac • 2198 Sqft • South Facing  
Garden • Spacious Driveway • Stunning  
Countryside Views • Utility • Family  
Room • Travel Links Leeds Wetherby &  
Harrogate



Monroe is excited to present Briarcroft, an exceptional five-bedroom detached home located at the end of a quiet cul-de-sac. This residence has been thoughtfully extended to offer ample space for a growing family. Nestled on a desirable road in Collingham, the property features stylish and contemporary interiors beautifully appointed throughout. With spacious living areas and a south-facing garden, Briarcroft is the ideal choice for those looking to settle in the vibrant village of Collingham. Additionally, it includes a share of a private woodland.

The open-plan kitchen, living, and dining area serves as a stunning centrepiece of the home. It features a modern kitchen equipped with integrated Neff appliances, elegant quartz worktops, and a stylish breakfast bar. This space seamlessly connects to a bright dining and living area, enhanced by bi-fold doors that open to the south-facing rear garden, creating a wonderful indoor-outdoor flow.

Completing this charming home are a convenient downstairs WC, a utility room, and an integral garage. Additionally, there are two family rooms that are perfect for use as playrooms or offices, along with a formal sitting room that boasts a feature log burner.

Upstairs, you'll find four generously sized bedrooms and a beautifully designed house bathroom. The absolute showstopper is the primary suite, which

features a stunning window that offers views of the garden. This suite also includes an outstanding En suite bathroom with a separate shower and modern bath, as well as an amazing dressing room.

This property features a delightful south-facing rear garden that invites you to unwind on its charming patio. It includes a specially designed children's play area and a beautifully maintained lawn filled with trees, plants, and shrubs. At the front, there is a convenient driveway that provides parking for multiple vehicles, complete with an electric vehicle charging point, blending practicality with a vision for a sustainable future. Additionally, there is a front lawn garden.

Don't miss this fantastic opportunity and book your viewing with Monroe.

## ENVIRONS

Located in the popular and well-equipped village of Collingham, this home benefits from a variety of amenities within walking distance. These include a local sports club with gym facilities, as well as access to outstanding state and private schools. The market town of Wetherby is just a short drive away, offering an even broader range of services, such as supermarkets, a cinema, and a local market held every Thursday. The village is conveniently situated with easy access to the A1 motorway, providing links to the wider regional



network and towards the airport. Additionally, Harewood House is only a short drive away.

#### REASONS TO BUY

- Beautifully Presented Detached Home
- Fabulous Open-Plan Living Dining Kitchen
- Five bedrooms
- House bathroom and Ensuite
- Living Room With Log Burner
- South Facing Garden
- Highly Sought-After Location
- Superb Amenities

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

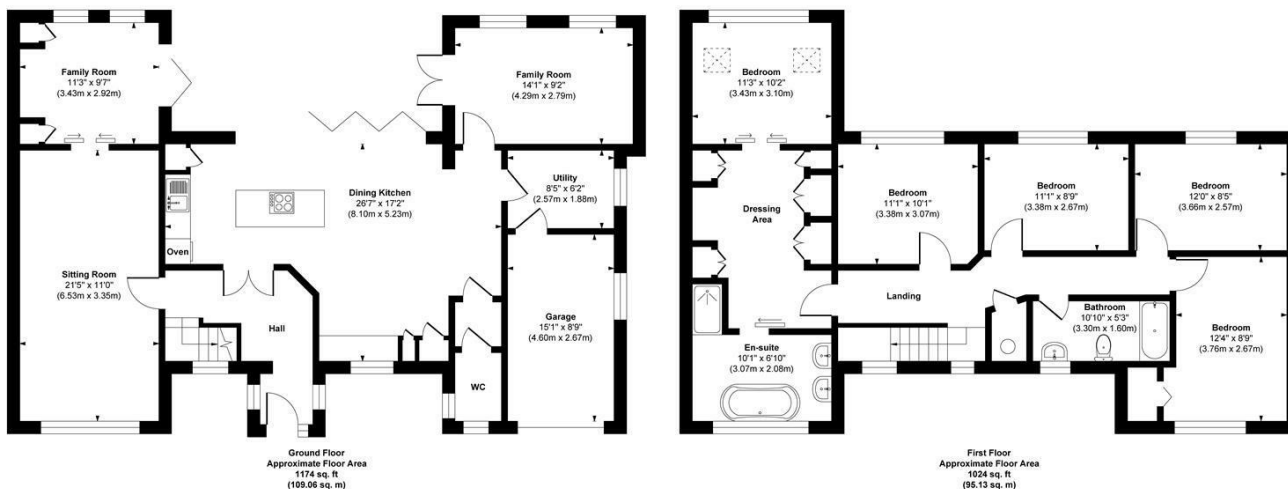
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## BRIARCROFT LANGWITH VALLEY

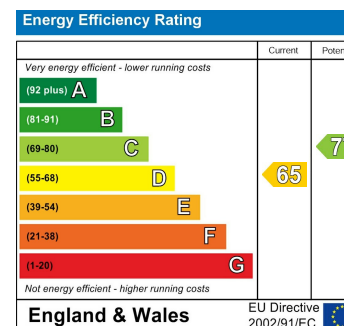
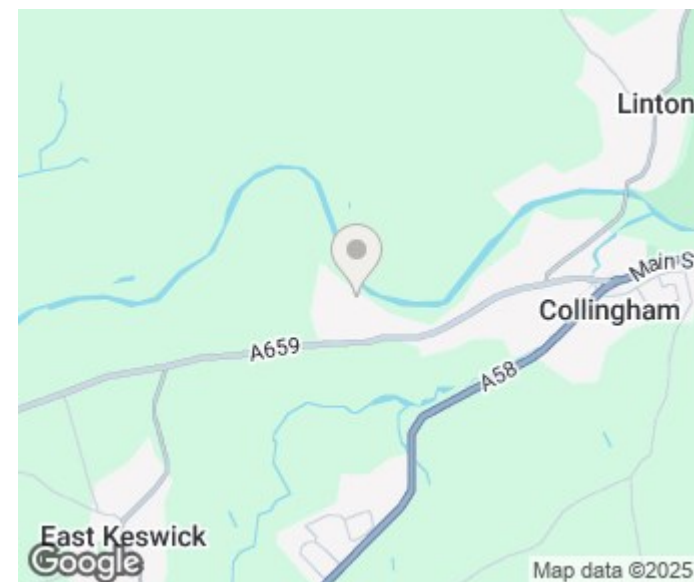




**Approx. Gross Internal Floor Area 2198 sq. ft / 204.19 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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