



24 SYKE LANE
SCARCROFT, LS14 3BQ

£725,000
FREEHOLD

Are you searching for an exquisite, beautifully presented five-bedroom home in the charming village of Scarcroft? This spacious residence could be the perfect sanctuary for you and your family!

MONROE

SELLERS OF THE FINEST HOMES

24 SYKE LANE

• Spacious Family Home • Five
Bedrooms • Open Plan Kitchen Living
Diner • Utility • Well Presented
Throughout • Well Stocked Garden • Driveway
For Numerous Cars • Countryside
Location • West Facing Garden • 1877Sqft



Monroe is thrilled to introduce the breathtaking 24 Syke Lane, situated in the enchanting village of Scarcroft. This remarkable property spans an impressive 1,877 square feet of beautifully designed living space, effortlessly merging comfort and elegance. With its captivating curb appeal, this home is a true sanctuary, quietly positioned just off the peaceful Wetherby Road. Seize the opportunity to embrace the charm and allure of this extraordinary residence!

As you step inside, you're greeted by a spacious entrance hallway, complete with access to the guest WC. The formal living room is both expansive and filled with light. The open-plan living kitchen and dining room features exquisite granite worktops, Bosch appliances, a kitchen island, and bi-folding doors that lead to a private garden.

Upstairs, the beautiful landing leads to four well-appointed bedrooms, one of which includes a stylish modern en suite, alongside a stunning contemporary house bathroom.

The second floor reveals an additional generous bedroom adorned with Velux windows.

Externally, the front of the house boasts a spacious block-paved driveway with ample parking, complemented by a lush lawn garden brimming with plants. The rear garden is a private oasis, featuring two

separate patios perfect for entertaining, surrounded by thriving shrubs and flowers.

This property is a true treasure, providing ample space for growing families. Situated in one of the most prestigious areas in Leeds, book your viewing today to explore this fantastic home.

REASONS TO BUY

- Fantastic Family Home
- Highly Sought-After Location
- Superb Schools Locally
- Five Bedrooms
- Spacious Driveway
- Private West Facing Garden
-

ENVIRONS

This exceptional property is located in Scarcroft. Despite its peaceful surroundings, the home is conveniently just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft is situated almost midway between these two locations, offering easy access to both.

The area is well-equipped with shopping and recreational facilities, including several excellent golf courses and the David Lloyd leisure centre. The Grammar School at Leeds in Alwoodley and Gateways

School in Harewood are both within a 15-minute drive. Additionally, the principal Yorkshire commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is a short drive away at Alwoodley Gates, and nearby Roundhay features numerous trendy shops along Street Lane. The market town of Wetherby is also within easy reach and offers a wide variety of day-to-day amenities.

Please note the following: The vendor has commissioned architectural drawings for an extension, a second-floor addition, and a separate gymnasium. Copies of these plans are available upon request, although no planning application has been submitted yet. However, planning has been approved for a boundary wall at the front with electric gates.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

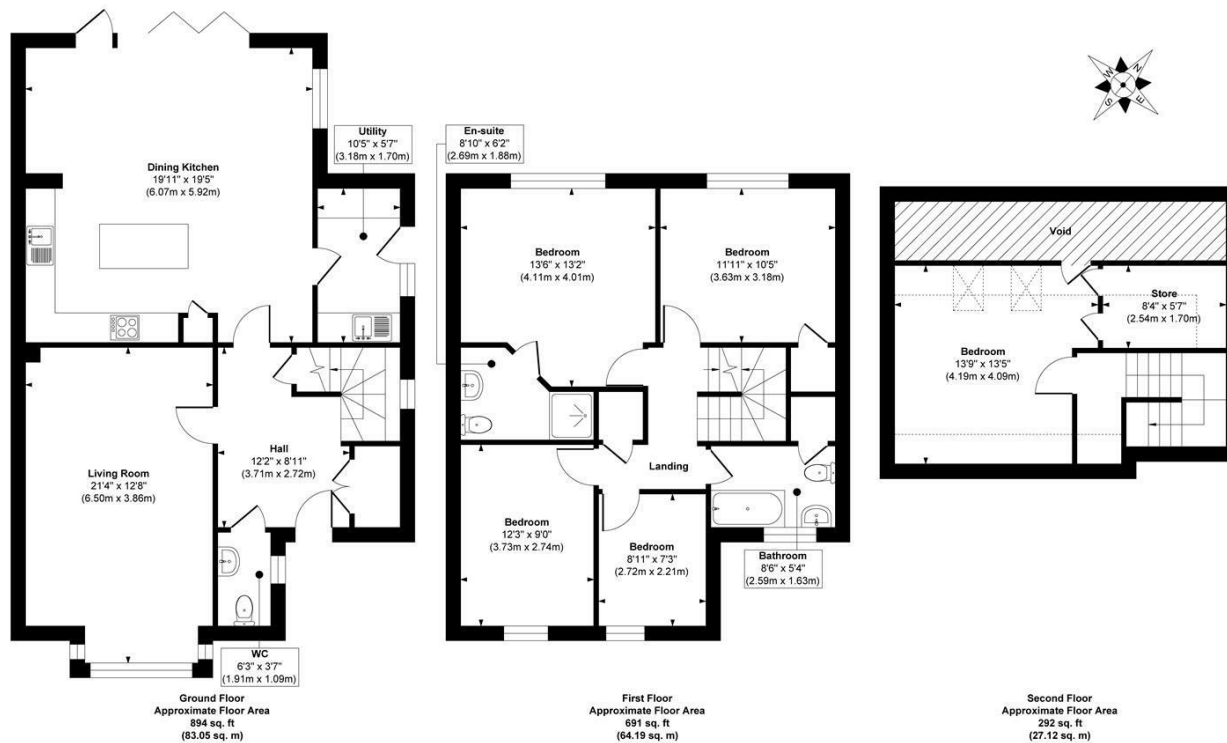
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

24 SYKE LANE





Approx. Gross Internal Floor Area 1877 sq. ft / 174.36 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) 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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