



EDEN BANK NORTHGATE LANE
WETHERBY, LS22 4HN

£1,000,000
FREEHOLD

This is an outstanding opportunity in Linton, don't miss out! Call Monroe today to book your viewing.

MONROE

SELLERS OF THE FINEST HOMES

EDEN BANK NORTHGATE LANE

• Fantastic Potential • Northgate Lane
Linton • Excellent
Potential • Detached • Linton Village • Five
Bedrooms • Four Bathrooms • Beautiful
Garden • Close to Wetherby • Travel Links to
Leeds & Harrogate



Call Monroe for details on this fantastic opportunity.

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

REASONS TO BUY

- Detached Property
- Linton
- Fantastic Opportunity
- Highly Sought-After Location
- Superb Amenities Close By
- Five Bedrooms Three Bathrooms
- Ample Off-Street Parking

ENVIRONS

Linton is a highly desirable residential area in the Wharfe Valley, with Northgate Lane being particularly attractive, just a short walk from the village hall and the historic Windmill Inn, which has stood for 450 years.

Conveniently located for commuting to Leeds, Harrogate, and York, Linton offers excellent shopping and schools in nearby Wetherby. The area features various sporting and recreational facilities, including a local golf course, and has strong intercity rail links, as well as easy access to regional motorways and Leeds Bradford International Airport.

Often regarded as one of West Yorkshire's most picturesque villages, Linton is about 11 miles from

Leeds and well-situated for travel to York, Harrogate, and Bradford. Road access is excellent, with the A1 motorway just 2 miles away.

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

LOCAL AUTHORITY

Leeds City Council

TENURE

SERVICES

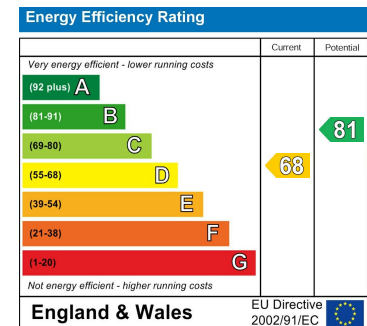
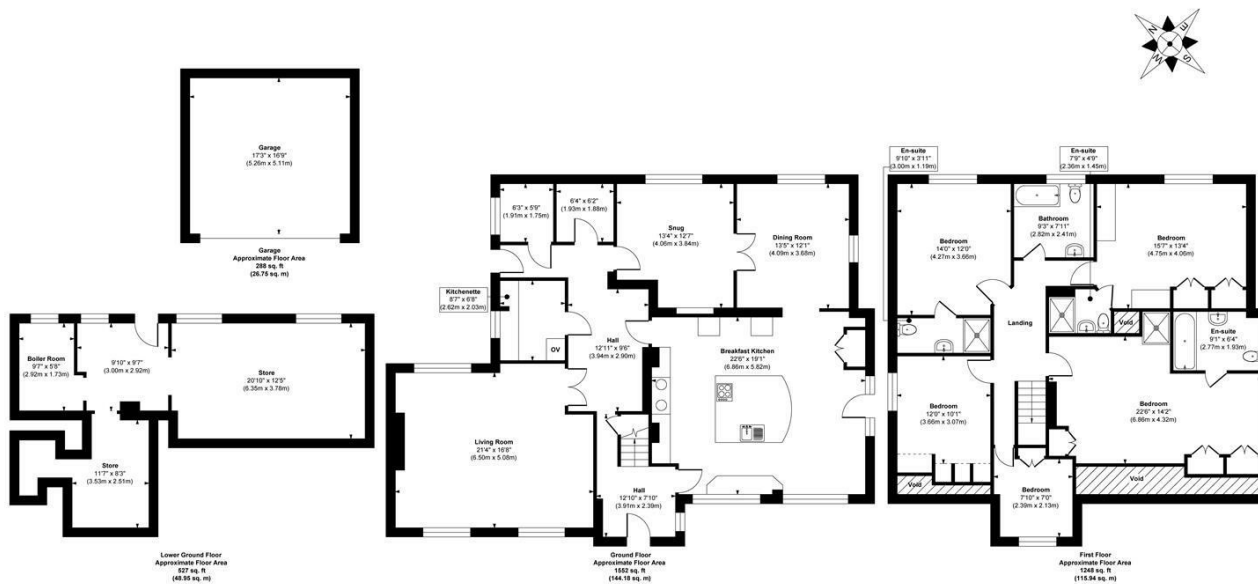
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

EDEN BANK NORTHGATE LANE





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