



GLENMAY MUDDY LANE
WETHERBY, LS22 4HW

£999,950
FREEHOLD

MONROE

SELLERS OF THE FINEST HOMES

GLENMAY MUDDY LANE

- Detached Stunning Home • Open Plan Kitchen • Heated Swimming Pool • Four Bedrooms • Formal Living Room • Linton Village • Private Gardens • Outstanding Views • Excellent Amenities Locally • Travel Links



Monroe proudly presents an extraordinary four-bedroom detached family sanctuary in Linton, perfectly situated in a serene rural landscape. This exceptional home boasts 2,228 square feet of exquisite living space, along with private gardens and a heated swimming pool, creating an unparalleled outdoor haven.

This unique and spacious property features a spacious entrance hall that seamlessly connects to an open-plan living area, designed for both comfort and style. The flow of the downstairs space is thoughtfully crafted to enhance family living. The bespoke kitchen, equipped with top-of-the-line AEG appliances and featuring a stylish kitchen island, is complemented by a utility room and a convenient downstairs WC.

The formal lounge radiates light and warmth, showcasing a beautiful bay window and a modern gas fireplace. Additionally, a formal dining room adds sophistication and charm, making this remarkable home a true masterpiece.

As you ascend to the upper level, you'll find a spacious layout that includes a luxurious principal bedroom featuring a stylish En Suite and fitted wardrobes. In addition, there are three more well-appointed bedrooms, one of which also has its own En Suite, complemented by a contemporary family bathroom.

This family home presents a spacious driveway for

multiple cars, expansive private gardens on three sides, and an extraordinary decking area with a heated swimming pool. Nestled in a stunning rural setting, it offers enchanting views of the countryside that inspire a sense of peace and tranquillity.

For more information and to discuss options, please contact Monroe at your earliest convenience.

REASONS TO BUY

- Stunning Detached Property
- Linton Village
- Fantastic Opportunity
- Highly Sought-After Location
- Heated Swimming Pool
- Four Bedrooms, Three Bathrooms
- Private Gardens

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

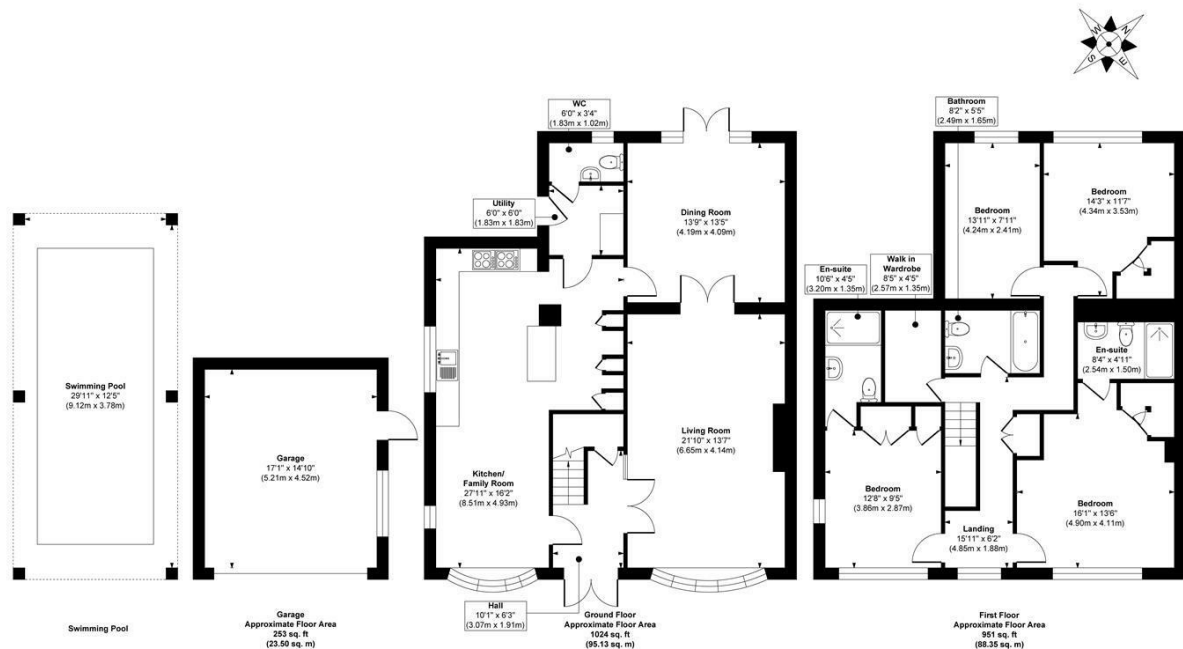
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

GLENMAY MUDDY LANE





Approx. Gross Internal Floor Area 2228 sq. ft / 206.98 sq. m (Including Garage & Excluding Swimming Pool)

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		
(81-91) B		
(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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