



12 WAYSIDE MOUNT  
LEEDS, LS14 3BG

£700,000  
FREEHOLD

Are you looking for a wonderful family home with excellent potential?

MONROE

SELLERS OF THE FINEST HOMES

## 12 WAYSIDE MOUNT

- Detached Family Home • Four Double Bedrooms • Three Reception Rooms • Countryside Views • 1677 Sqft • Fantastic

- Potential • Utility • Garage • Gardens to Front & Rear • Excellent links for Leeds & Wetherby



Monroe is thrilled to present this fantastic four-bedroom detached property in the highly desirable Scarcroft area. With plenty of parking and spacious gardens both at the front and back, this home offers incredible convenience and features a generous living space full of potential. Don't miss this exceptional opportunity!

On entering this beautiful home you are greeted by the oak traditional style grey paneled hall way and upper landing.

The sitting room boast a relaxed atmosphere with the real open fire and bespoke stone fireplace. With the high ceiling and wooden floor. This sitting room also benefits from the front garden and countryside views. The dining room offers again high ceilings and wooden floors with French doors leading out to the large garden and patios. Very private and mature plants.

All the rooms in this home either look out to the rear gardens and far reach views of Hetchell woods or the beautiful views of this spectacular landscape.

This property has such amazing opportunities for development by extending to nearly double size of the existing property.

With a driveway holding up to 8 vehicles. This home boasts as one of the largest plots on the private lane. These houses on this lane do not come to market very often so this a rare chance to buy just a very unique home in all aspects.

### REASONS TO BUY

- Desirable Location, one three properties in lane
- Detached Family Home
- High Ceilings and wood paneling
- Potential to extend-subject to planning permission
- Beautifully Landscaped Gardens
- Superb Countryside Views

### ENVIRONS

This exceptional property is located just off The Wetherby Road in Scarcroft. Despite its tranquil setting, the home is conveniently only a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft is situated almost midway between Leeds and the market town of Wetherby. The area offers a variety of shopping and recreational facilities, including several excellent golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the principal commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, the market town of Wetherby is within easy reach, providing a wide range of everyday amenities.

### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

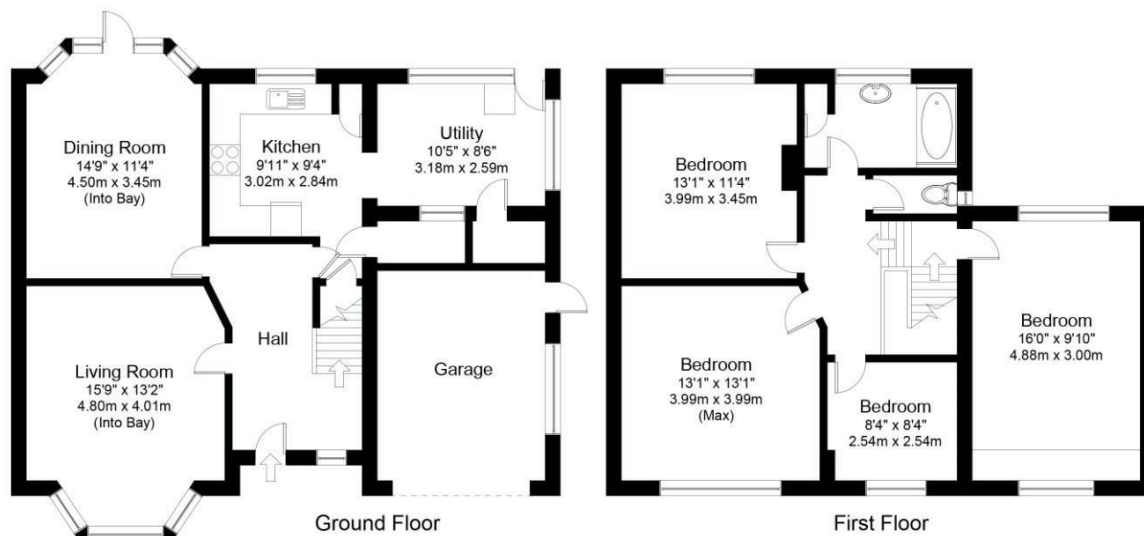
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

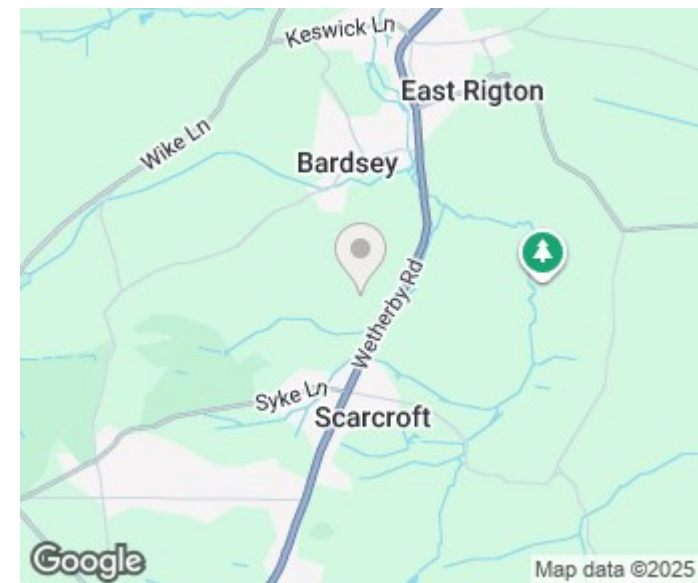
Strictly through the selling agent - Monroe Estate Agents.

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Gross internal floor area including garage (approx.): 155.8 sq m (1,677 sq ft)  
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 44                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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