



14 WAYSIDE MOUNT

LEEDS, LS14 3BG

£775,000
FREEHOLD

A captivating detached property boasting four spacious bedrooms and enchanting countryside views that inspire tranquillity and charm.

MONROE

SELLERS OF THE FINEST HOMES

14 WAYSIDE MOUNT

- Detached Family Home • Chain Free • Formal Lounge • Four Bedrooms • Countryside Views • Excellent Travel Links Leeds & Wetherby • Converted Garage • Utility • Driveway • Electric Point To The Front



Monroe is excited to present this fantastic four-bedroom detached property located in the highly desirable Scarcroft area. This home features convenient parking and spacious gardens both at the front and back, along with stunning views. It offers an incredible amount of living space filled with potential. Don't miss this exceptional opportunity!

Upon entering, you will find a stunning entrance porch and hallway with oak flooring and wood panelling. The converted garage now functions as a practical utility and dog room, along with a downstairs WC.

The sitting room boasts a relaxed atmosphere, complete with a gas fire and wooden shutters. It features French doors that lead to the stunning garden and provide access to the gazebo area.

The kitchen is spacious and filled with light, featuring a bay window with wooden shutters, ample storage, granite worktops, and access to the boot room and pantry.

The property features a spacious gravel driveway that provides parking for three or four cars, along with a front garden. At the rear, there is a beautiful garden filled with shrubs and flowers, making it perfect for family gatherings. The property features solar panels and a 9.5 volt battery. There is a charging point located at the front of the house.

REASONS TO BUY

- Chain Free
- Stunning Detached Family Home
- Full of Character
- Four Bedrooms
- Spacious and Light
- Beautifully Landscaped Gardens
- Superb Countryside Views

ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Although it is nestled in a tranquil setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft is situated almost halfway between Leeds and the market town of Wetherby.

The area boasts 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 centers of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is located just a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, Wetherby, with its wide range of

everyday amenities, is also within easy reach..

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

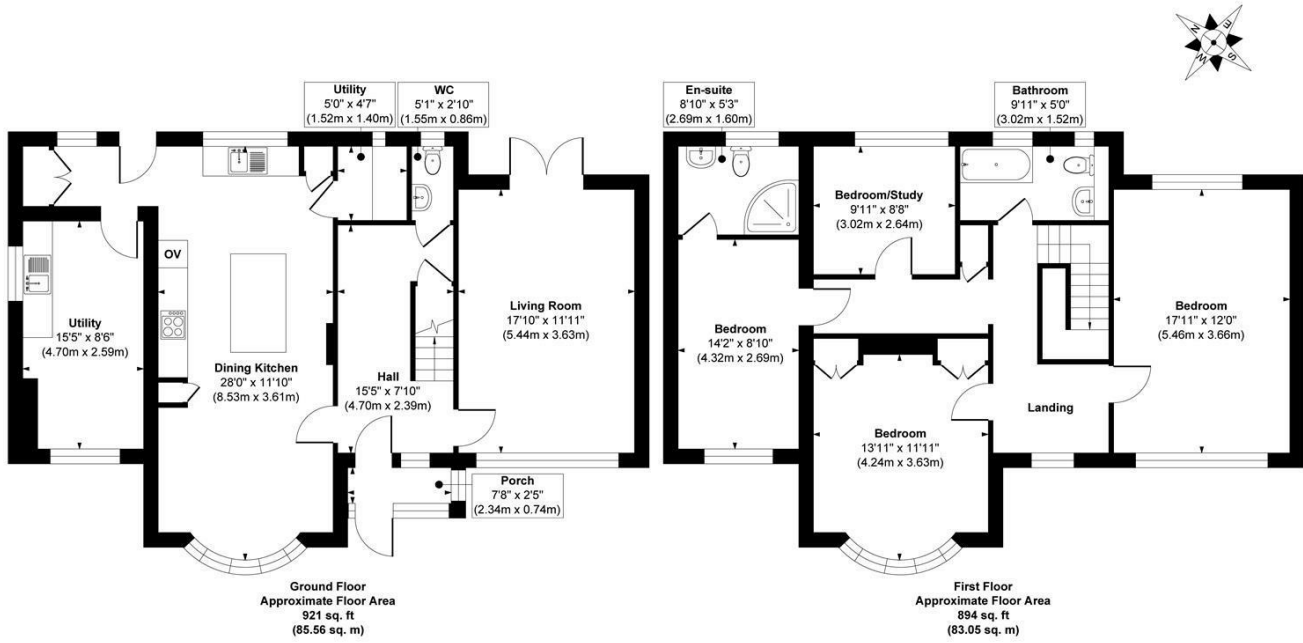
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

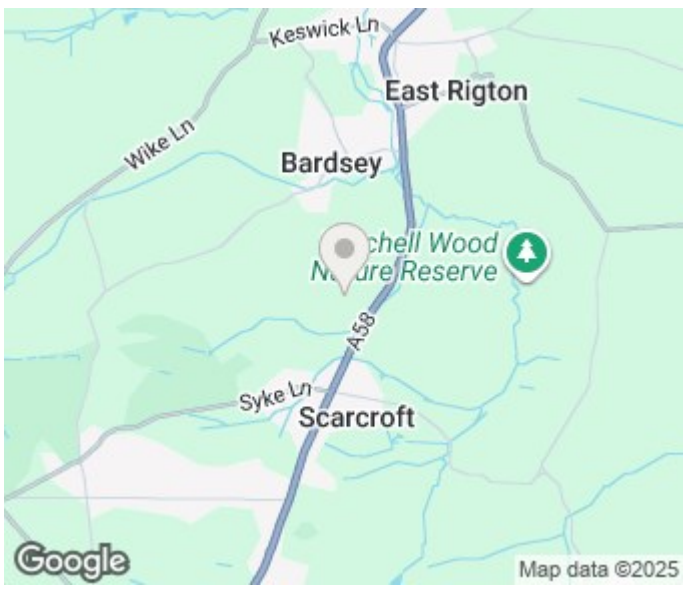
Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1815 sq. ft / 168.61 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		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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