



4 LAMMAS COURT

LEEDS, LS14 3JS

£999,995
FREEHOLD

This exceptional detached family home is situated at the top of a short private road on a small exclusive development off Ling Lane, considered one of the most prestigious residential areas in the sought-after Scarcroft

MONROE

SELLERS OF THE FINEST HOMES

4 LAMMAS COURT

- Detached Family Home • Four Bedrooms • Primary with Ensuite • Detached Double Garage with Gym/office • Garden Room • Utility • Private Large Garden • Excellent Schools Private & State • Countryside Walks • Scope To Extended



Monroe is thrilled to present 4 Lammas Court, which is located at the head of a short private road on a small and exclusive development off Ling Lane in sought-after North Leeds. The property offers flexible accommodation with the potential for extension, subject to planning consent. The architect's plans have already been drawn. A significant feature of the property is the mature landscaped gardens, covering almost 1/3 of an acre, providing a high degree of privacy. The detached double garage currently includes a gym above, offering versatile possibilities.

The flexible accommodation extends to almost 2,300 sq. ft., comprising an entrance porch, guest cloakroom, utility, spacious open plan modern living dining kitchen with white high gloss units and central island, sitting room with fitted shelving and cupboards, remote control bioethanol fire, and garden room with glazed doors leading to the sun terrace.

The first-floor galleried landing provides access to the main bedroom with a recently refitted en suite bathroom, three additional bedrooms, and a newly renovated house shower room.

The property is accessed via a gravel driveway leading to a parking forecourt for multiple cars. This area also provides access to the detached double garage, with steps leading to a first-floor home office or gymnasium. One of the main selling points of the property is its

beautiful enclosed private formal gardens. These gardens feature mainly lawned areas, an extensive paved sun terrace for outdoor entertaining, mature trees, and specimen shrubs, covering approximately 1/3 of an acre.

This property is an absolute gem, providing ample space for growing families. Nestled on the most prestigious road in Leeds, book your viewing today to experience its full potential.

REASONS TO BUY

- Fantastic Family Home
- Highly sought-After Location
- Superb Schools Locally
- Detached Double Garage With Gym

ENVIRONS

This exceptional property is located just off Ling Lane in Scarcroft. Despite its peaceful setting, this home is conveniently situated only a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft sits almost midway between Leeds city centre and the market town of Wetherby. The area is well served with shopping and recreational facilities, including a number of excellent golf courses and the David Lloyd leisure centre. The Grammar School at Leeds in Alwoodley and Gateways in Harewood are both

within a 15-minute drive, and the principal Yorkshire commercial centres of Leeds, Harrogate, and York are readily accessible. The Grammar School at Leeds is just a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range 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

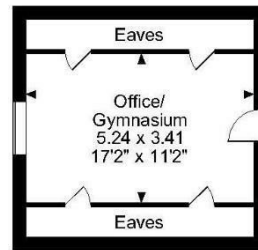
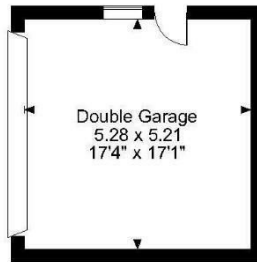
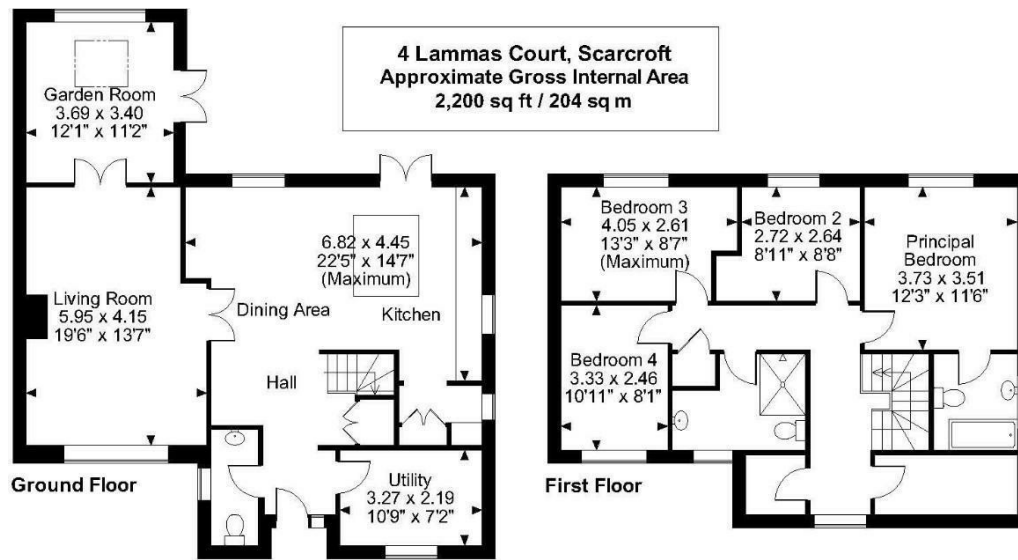
completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

4 LAMMAS COURT





Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8571546/SS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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@monroestateagents.com
www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES