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Incorporating International Property Measurement Standards (IPMS2 Residential), © rickcom 2026.



Approximate Area = 3305 sq ft / 307 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Garage = 347 sq ft / 32.2 sq m
Total = 3732 sq ft / 346.6 sq m
For identification only - Not to scale

The Meadow, Scarcroft, Leeds, LS14



4 The Meadow, Scarcroft



Guide Price £985,000

4 The Meadow, Scarcroft, Leeds, LS14 3LD

An Exceptional Five Bedroom Detached Residence Over 3,700 sq.ft of Contemporary Accommodation

A Truly Impressive Family Home

Positioned within one of North Leeds most sought-after residential locations, this substantial five bedroom detached family residence offers an exceptional blend of luxury, flexibility and contemporary living.

Originally constructed by the highly regarded Cala Homes, the property provides an intelligently designed layout arranged over three spacious levels, ideal for modern family life and entertaining.

Benefiting from gas fired central heating, PVCu double glazing and beautifully appointed interiors throughout, this remarkable home combines elegant presentation with practical functionality.

Property Highlights

- **Five spacious bedrooms**
- Over 3,700 sq.ft of accommodation
- Elegant sitting room
- Stunning open-plan family dining kitchen
- Marble work surfaces and integrated appliances
- Twin bi-fold doors opening onto the garden
- Two luxurious en-suite bedrooms
- Dedicated dressing room to the principal suite
- Spacious second floor games/recreation room
- Double integral garage with electric charging point
- Private enclosed gardens with patio areas
- Prime village location in sought-after Scarcroft

Ground Floor

A welcoming entrance vestibule opens into a spacious reception hall complete with guest cloakroom facilities. The elegant sitting room provides a refined setting for relaxation, while the heart of the home is undoubtedly the impressive family dining kitchen. Designed with both style

and practicality in mind, the kitchen features marble work surfaces, a range of integrated appliances and generous dining and seating areas.

Twin bi-fold doors flood the space with natural light and provide seamless access to the patio area and extensive lawned gardens beyond - perfect for indoor-outdoor living and entertaining.

A separate utility/laundry room offers additional practicality with its own external access door and direct internal access to the double garage.

First Floor

An impressive galleried landing leads to four beautifully proportioned bedrooms, most benefitting from fitted wardrobes.

The luxurious principal bedroom suite enjoys a dedicated dressing area with fitted wardrobes and access to a stylish en-suite bathroom.

A generous guest bedroom also benefits from en-suite facilities, while two further family bedrooms are served by a contemporary house bathroom.

A versatile study area completes the first floor accommodation, ideal for home working or study.

Second Floor

Occupying the upper level is a substantial games room/recreation room with useful eaves storage.

This versatile space offers excellent flexibility and could be utilised as a media room, gym, playroom or additional guest accommodation.

Outside

To the front of the property is a driveway providing ample parking and access to the double integral garage with remote controlled electronically operated up-and-over doors and electric vehicle charging point.

To the rear, the fully enclosed private gardens feature a



combination of patio areas, extensive lawns and established borders, creating a peaceful and secure outdoor environment ideal for families and entertaining.

Location — Scarcroft, North Leeds

Scarcroft is widely regarded as one of the most desirable villages within the North Leeds corridor, combining an attractive village atmosphere with excellent connectivity.

The property benefits from convenient access to Leeds city centre, the A1/M1 link road, Wetherby and the historic city of York.

Excellent amenities are available within nearby Thorne and Scarcroft, while Wetherby offers a versatile selection of shops, restaurants, golf clubs and recreational facilities.

The vibrant city centre of Leeds provides further extensive retail, dining and cultural attractions.

Directions

From Wetherby, travel along the A58 towards Leeds passing through Collingham and Bardsey. Upon reaching Scarcroft, turn left opposite The Bracken Fox Public House onto Thorne Lane. The Meadows can be found approximately 150 yards along on the right-hand side, with the property situated on the right.

Arrange a Viewing

For further information or to arrange a viewing, please contact: Thomlinsons Estate Agent, 01937 582748 or Email: office@thomlinsons.co.uk

