



52 THORP ARCH PARK
WETHERBY, LS23 7AN

£900,000
FREEHOLD

Don't miss out on this opportunity! Call Monroe now to schedule your viewing for the open house on 16th May.

MONROE

SELLERS OF THE FINEST HOMES

52 THORP ARCH PARK

- Detached Family Home • Stunning River Views • Quiet Cul De Sac • Sought After Location • Walking Distance from Boston Spa Village • Access to a range of fantastic Schools • Spacious and Light • Great Potential • Rural Setting • South Facing Garden with Stunning Sunsets



Bridgemount is truly an ideal family home, nestled in an enviable plot within the highly sought-after Thorp Arch Park. With breathtaking views and a spectacular south-facing garden, this property is not to be missed. Having been cherished by a single owner for 59 years, this residence is both unique and well-maintained, offering plenty of potential while also being ready for immediate move-in.

The home boasts numerous living spaces, beginning with a spacious hallway that leads to a convenient guest WC. The bright, inviting formal living room features a cosy gas fireplace and a large bay window that floods the space with natural light. Additionally, there's a dining room, kitchen, utility room, study, and a delightful conservatory that offers access to the double garage. With ample room to accommodate every family's needs, the conservatory also faces southwest, allowing you to enjoy stunning sunsets over the river.

On the upper floor, you'll find four generously sized bedrooms, two of which come equipped with fitted wardrobes. One bedroom includes its own sink and shower, while another also offers a sink, complemented by a spacious family bathroom.

Externally, the property features a large driveway at the front, providing space for three to four cars and access to the double garage. The rear garden, which faces south, ensures complete privacy from neighbours and

offers a serene, sheltered outdoor space. A spacious Yorkshire stone patio sits alongside a lush lawn, adorned with beautiful shrubs.

Homes of this quality in such a desirable location are a rare find! For more information about this exceptional family property, don't hesitate to call Monroe.

REASONS TO BUY

- Detached family home
- Stunning views
- Spacious Bedrooms
- Private and Beautiful Garden
- Bright & Light Throughout
- Ample parking
- Sought-after location
- Close-by to excellent amenities

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

ENVIRONS

Thorp Arch is a charming village with a strong sense of community. It features a well-regarded school, a public house, and a church. Just a short walk from the Boston Spa high street, Thorp Arch Park provides access to

excellent amenities, including independent eateries, coffee shops, beauty salons, and trendy bars.

Commuters will appreciate the village's convenient transport links to York, Wetherby, and Leeds. For those who prefer to stay closer to home, there are plenty of scenic walks and local activities to enjoy.

Notable local schools include Lady Betty Hastings, St. Edward's Catholic Primary School, Tadcaster schools, Wetherby High, and Boston Spa Academy.

****Travel Times:****

- LNER direct trains from Leeds to London: approximately 2 hours (with a 30-minute drive to Leeds)
- LNER direct trains from York to London: approximately 1 hour and 53 minutes (with a 30-minute drive to York)
- Local train station: Cattal

****Amenities in Thorp Arch Village:****

- St. Michael and All Angels Church
- The Pax Pub, which serves food
- Cricket pitch and club
- Village tennis courts
- Lady Betty Hastings Primary School
- Village Society
- WOW (Women of Wensleydale)
- Excellent bus service

Boston Spa is within walking distance across the bridge and offers a variety of restaurants, takeaways, delis,

coffee shops, supermarkets, a newsagent, Spa Surgery, dental clinic, and beauty salons.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

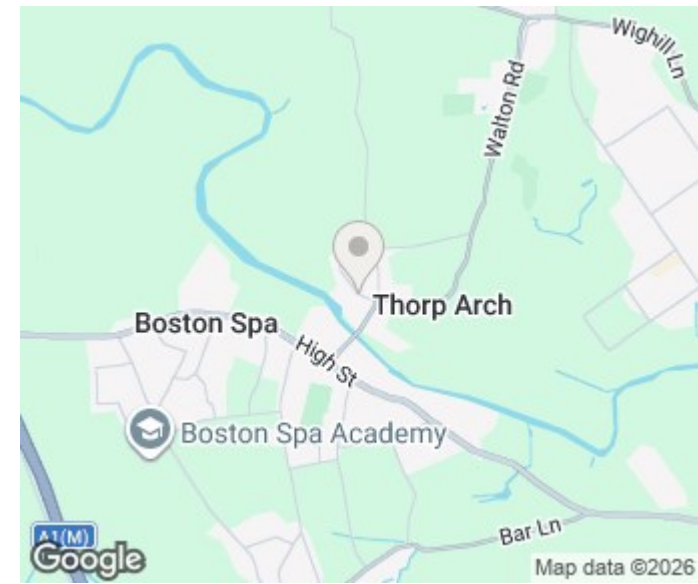
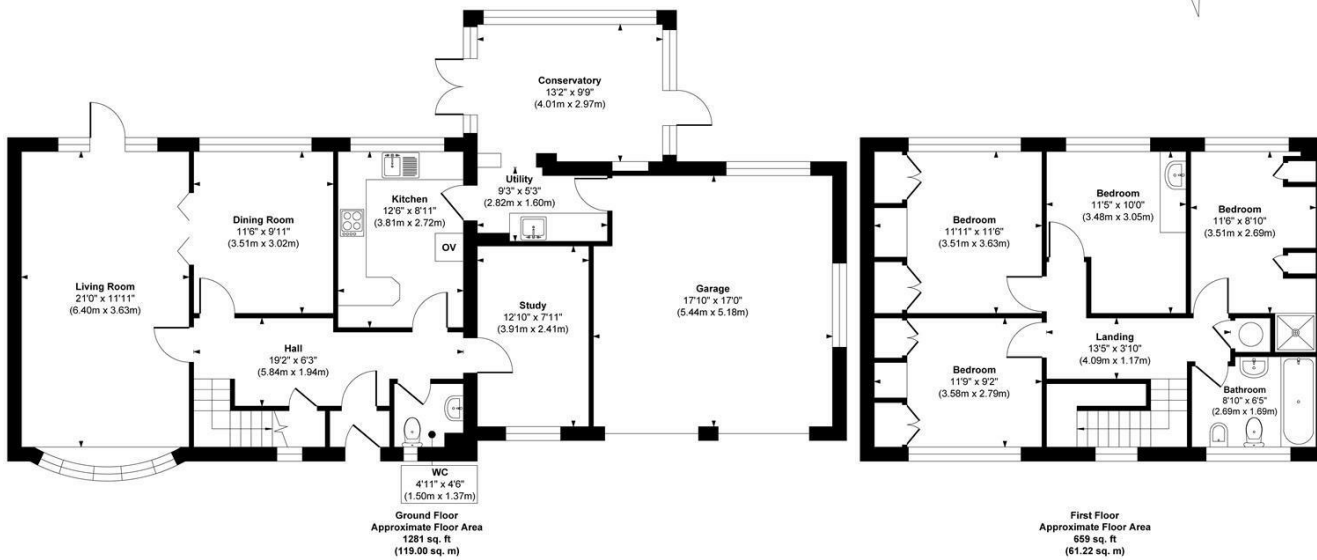
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

52 THORP ARCH PARK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1940 sq. ft / 180.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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

186, High Street Boston Spa

Wetherby

LS23 6BT

01937 534755

bostonspa@monroestateagents.com

www.monroestateagents.com

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