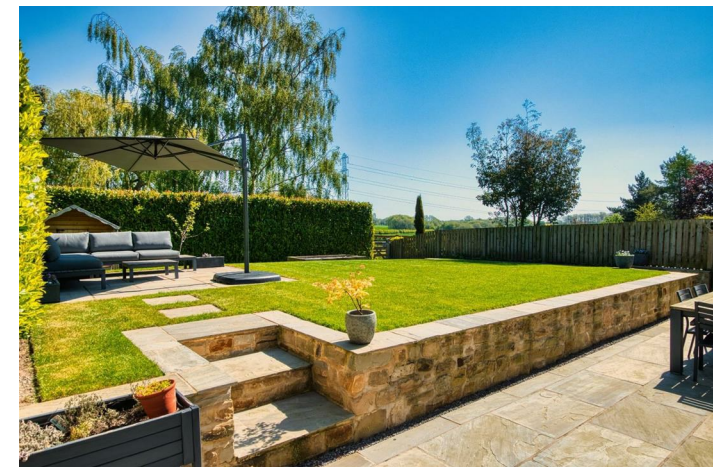




8 INGMANTHORPE FOLD

WETHERBY, LS22 5QA

£825,000
FREEHOLD

If you're searching for a place to call home, Ingmanthorpe Fold is a wonderful development set in a tranquil countryside location, offering excellent connectivity to Wetherby and beyond.

MONROE

SELLERS OF THE FINEST HOMES

8 INGMANTHORPE FOLD

- Character Property
- Three double bedrooms and a fabulous master suite
- Two en-suites and a house bathroom
- Fabulous open-plan living kitchen diner with integrated appliances
- Beautifully presented throughout
- Landscaped garden with terrace and lawn
- Double garage
- Peaceful location with greenbelt views
- Five minute drive from Wetherby town centre
- Underfloor heating throughout the ground floor



Ingmanthorpe Fold is a remarkable development set in a picturesque countryside location, offering outstanding connectivity to Wetherby and beyond.

This stylish semi-detached home boasts four generously sized double bedrooms, a captivating living room that presents stunning countryside views, and an impressive open-plan living, kitchen, and dining area, all complemented by a landscaped garden that enhances the tranquil environment.

Upon entering the ground floor, you are welcomed by a bright and airy entrance hall that leads to a living room featuring dual-aspect views of the green belt, complete with bi-folding doors that seamlessly connect to the garden.

The bespoke kitchen is a chef's dream, offering abundant cupboard and worktop space, integrated Siemens appliances including a double oven, and a state-of-the-art instant boiling water tap. Additionally, the ground floor includes a contemporary utility room, a dedicated office space ideal for working from home, as well as a separate cloakroom and W.C.

Ascending to the upper level, you'll discover three spacious double bedrooms, one of which includes a stylish en-suite. In addition, the principal bedroom serves as a luxurious retreat, featuring its own en-suite with double sinks, a walk-in shower, and a dressing

room. Also, a beautifully appointed house bathroom completes this level.

Outside, this home showcases a meticulously landscaped garden, complete with a terrace and lawn areas, along with a double garage that adds a touch of convenience.

ENVIRONS

Ingmanthorpe Fold is situated in a beautiful countryside location five minutes drive from Wetherby town centre, providing easy access to the motorway network and the cities of Leeds, York, and Harrogate. Wetherby, located on the River Wharfe, offers excellent shopping facilities, recreational amenities and popular schools for all age groups.

REASONS TO BUY

- Spacious semi-detached property
- Three double bedrooms and a master suite
- Two ensuite and a house bathroom
- Fabulous open-plan living kitchen diner with integrated appliances
- Beautifully presented throughout
- Landscaped garden with terrace and lawn
- Double garage
- Peaceful location with greenbelt views
- Five-minute drive from Wetherby town centre

- Underfloor heating throughout the ground floor (wet system)

SERVICES

We are advised that the property has mains water, electricity and gas.
Drainage is paid via a community charge of approximately £725 per annum. Mechanical ventilation (Envirovent).

LOCAL AUTHORITY

North Yorkshire

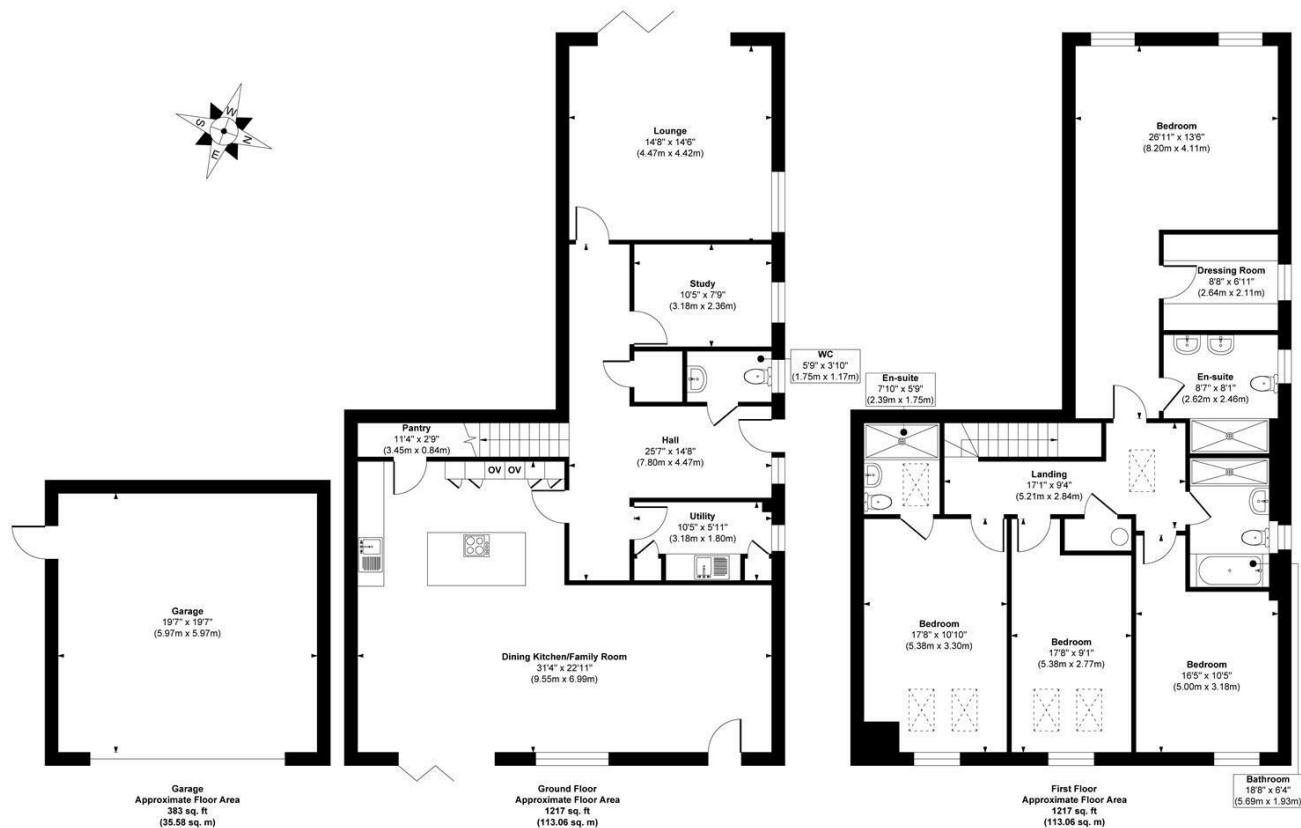
TENURE

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

VIEWING ARRANGEMENTS

8 INGMANTHORPE FOLD





Approx. Gross Internal Floor Area 2817 sq. ft / 261.70 sq. m (Including Garage)

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		100+
(81-91) B	86	
(69-80) C		
(55-68) D		
(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

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