



11 LANGWITH MEWS

WETHERBY, LS22 5JS

£549,950
FREEHOLD

Monroe are proud to present this beautifully appointed three bedroom family home, offering spacious and versatile accommodation arranged over three floors. Thoughtfully designed to maximise both space and natural light, this attractive property combines modern living with practical family functionality. Featuring a balcony, generous reception areas, an integral garage with extensive storage, and well-proportioned bedrooms, this is a wonderful home suited to a variety of buyers.

MONROE

SELLERS OF THE FINEST HOMES

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- Spacious three bedroom family home.
- Accommodation arranged over three floors.
- Bright living room with bay window.
- Private balcony accessed from the dining room.
- Well-appointed fitted kitchen.
- Ground floor cloakroom.
- Modern family bathroom with separate bath and shower.
- Principal bedroom with fitted wardrobes with two further generous bedrooms.
- Large integral garage creating versatile lower ground floor store/workshop.
- A fantastic opportunity to create a long-term family home.



The welcoming entrance hall leads into a bright and spacious living room, where a large bay window fills the room with natural light, creating a warm and inviting space to relax. Beyond, the dining room provides an excellent setting for family meals and entertaining, with direct access onto a private balcony, perfect for enjoying a morning coffee or evening drink.

The separate kitchen is well-appointed with ample worktop and cupboard space, offering a practical layout for everyday living while remaining conveniently connected to the dining area. A ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms are ideal for children, guests or those requiring a home office. These are served by a modern family bathroom, complete with both a bath and separate shower.

The lower ground floor provides exceptional versatility, incorporating a substantial integral garage alongside a generous store room, offering excellent potential for hobbies, a workshop, gym or additional storage, subject to individual requirements.

This attractive home combines flexible living space with practical features, making it perfectly suited to modern

family life. The balcony provides an excellent extension of the living accommodation, while the integral garage and extensive storage further enhance the property's appeal.

REASONS TO BUY

- Spacious three bedroom family home.
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SERVICES

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

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

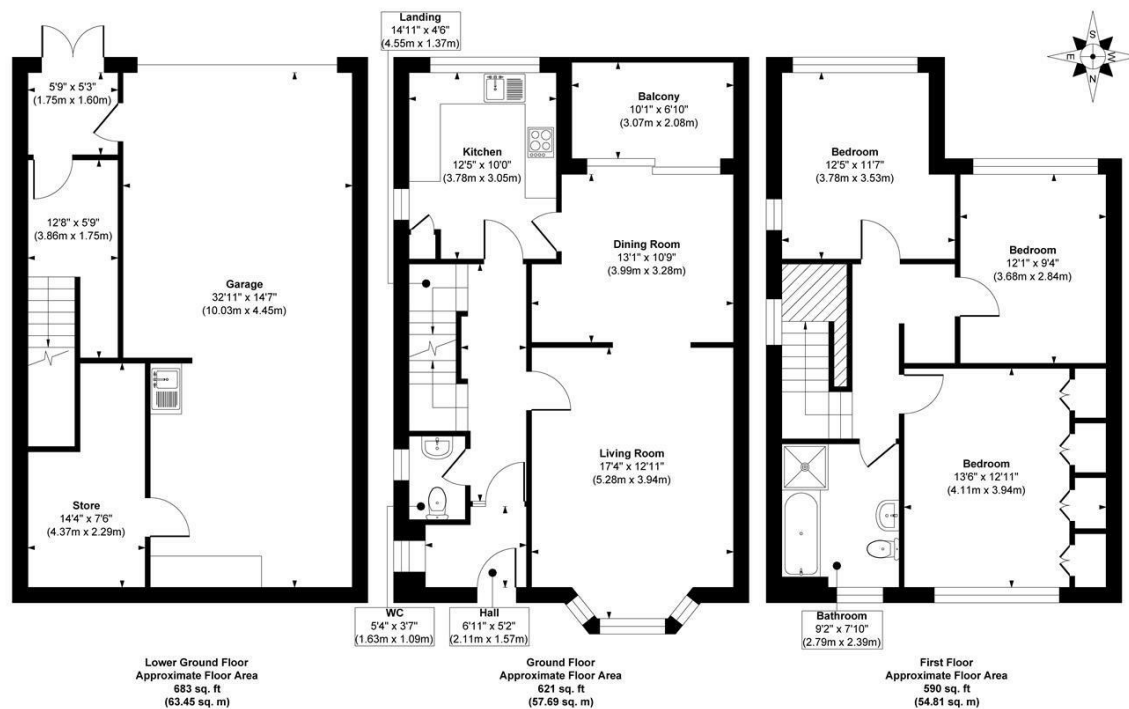
Strictly through the selling agent Monroe Estate Agents

Viewings by appointments only.

Please note some images may contain CGI

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Approx. Gross Internal Floor Area 1894 sq. ft / 175.95 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		
(81-91) B		
(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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