



Greythatch, Wetherby Road, Scarcroft, LS14 3BB



Key Features

- No onward chain
- Six bedroom detached family home
- Private gated setting with landscaped gardens
- Superb living kitchen with Bifolding doors
- Elegant living room with wood burning stove
- Luxurious principal suite with ensuite bathroom
- Four bathrooms with ground floor shower room
- South facing rear garden and entertaining terrace
- Integral double garage and ample parking
- Highly sought after village location



A fantastic six bedroom family home, with beautifully appointed accommodation, occupying a private position within the heart of the highly sought after village of Scarcroft.





Set behind electric gates and surrounded by landscaped grounds, this wonderful home has been thoughtfully designed for modern family living, combining elegant reception spaces with outstanding open plan areas perfectly suited to entertaining and everyday life.

At the heart of the home is a magnificent open plan living kitchen fitted with bespoke handcrafted cabinetry, quartz worktops, a substantial central island and a range of integrated appliances. Bi-folding doors open onto the south-facing patio and private gardens beyond. A separate utility room and contemporary shower room add further practicality. To the front of the property is a sitting room which could be an ideal playroom, overlooking the front garden. The separate living room is a particularly inviting space, centred around a wood-burning stove and enjoying an abundance of natural light through dual aspect windows.

To the first floor is a generous landing with steps down to the principal bedroom suite. Sliding pocket doors lead to a luxurious ensuite bathroom with freestanding bath, walk-in shower and bespoke vanity units. There are two further double bedrooms, one currently used as a dressing room, and an elegant four piece house bathroom.

The second floor offers exceptional versatility, with a feature window overlooking the front garden, comprising three additional double bedrooms, a stylish shower room and a further room which could be ideal as a home office.

Approached via electric gates, the property benefits from a substantial block paved driveway providing ample parking and access to the integral double garage. The beautifully maintained, south facing rear gardens are a particular feature, being predominantly laid to lawn and bordered by mature trees and established planting, creating an exceptional degree of privacy. A generous paved terrace offers the perfect setting for outdoor entertaining.

Scarcroft remains one of the most sought after villages in the region, combining a peaceful rural atmosphere with exceptional accessibility. Leeds, Harrogate and Wetherby are all within easy reach, as is Leeds Bradford Airport and the wider Yorkshire countryside. The area is particularly well regarded for its excellent schooling, including The Grammar School at Leeds, together with a wealth of leisure facilities, golf courses and everyday amenities.

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

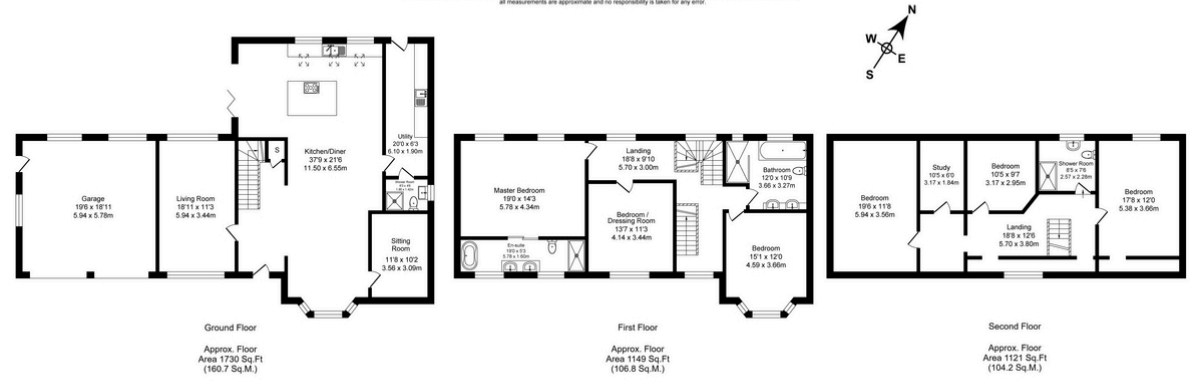


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	72 78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82+) A		
	(61-81) B		
	(40-60) C		
	(21-40) D		
	(9-20) E		
	(-1-8) F		
Not environmentally friendly - higher CO ₂ emissions	(-20) G		
England, Scotland & Wales		EU Directive 2006/12/EC	64 71

Greyhatch Wetherby Road Leeds LS14 3BB
Total Approx. Floor Area 4000 Sq.ft. (371.6 Sq.M.)

Surveyed and drawn by Lane Medis for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

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