



## 9 LANGWITH VALLEY ROAD

WETHERBY, LS22 5DH

£1,000,000  
FREEHOLD

Nestled down a quiet Cul de sac in Collingham, Riverdale is not one to missed. Fully renovated throughout, this home is truly special, with a private bar, its very own steam room for true relaxation. Not to forget that this spectacular home even boasts shares in the nearby woodlands, granting you access to the River Wharf for fishing and kayaking at your leisure.

MONROE

SELLERS OF THE FINEST HOMES

## 9 LANGWITH VALLEY ROAD

- Detached Property • 2710 Sqft • Cul De Sac • Open Plan Living • Tastefully Finished • Four Bedrooms • Three Bathrooms • Summer House/Gym, Data Cabling Installed • Garage Includes Workshop Space • River Access



Monroe is proud to present an exceptional four-bedroom detached home for sale in the peaceful cul-de-sac. This family residence has been thoughtfully extended and fully refurbished to very high standards, providing ample space for a growing family. Located on a desirable road in Collingham, the property is bright and beautifully appointed throughout. With spacious living areas and a south-facing garden, Riverdale is the perfect choice for those looking to settle in the vibrant village of Collingham. Additionally, it includes a share of a private woodland.

You step into a bright and airy entrance hall that features a large bespoke window. The open-plan kitchen, living, and dining area is the stunning centrepiece of the home. It boasts a modern Nest kitchen equipped with Siemens integrated appliances, offers a separate utility, elegant countertops, and a stylish island, all recently refurbished to a high standard. The impressive windows and bi-fold doors in the living area provide plenty of natural light and lead to a south-facing garden.

The ground floor is equipped with underfloor heating (UFH) throughout, utilising a Wanda system. It includes a bar area with a cellar for keg storage, a living area with a log burner, and a separate snug/playroom along with a WC. This space seamlessly connects to a bright dining and living area, enhanced by bi-fold doors that open to the south-facing rear garden, creating a beautiful

indoor-outdoor flow.

Upstairs, you'll find four spacious bedrooms and a beautifully designed house bathroom that includes a steam room. The highlight of this level is the primary suite, which features an impressive space complete with a dressing room and a modern En Suite bathroom. Additionally, there is another bedroom with its own En Suite, as well as two more generously sized bedrooms.

A full-length loft that has been insulated for storage or conversion. Cat 6 wiring installed for full-house Ethernet connectivity, including a data cabinet.

This property boasts a charming south-facing rear garden, perfect for relaxation with two inviting patio areas. The garden features a well-maintained lawn with an array of plants, shrubs, and flowers that provide privacy. Additional highlights include a summer house that can be used as a gym, with data cabling already installed.

The garage offers workshop space and has pre-installed power for a hot tub, located between the house and the summerhouse. An outdoor BBQ and dining area, complete with a pizza oven, makes for great outdoor entertaining.

You'll also find a fully stocked large pond and a mature fruit orchard featuring grapevines, cherries, plums, and



apples. The property includes shared ownership of woodland, as well as riparian rights with river access, which features a dedicated jetty—ideal for kayaking and trout fishing!

Seize this incredible opportunity and book your viewing with Monroe today! Don't let it slip away!

## ENVIRONS

Located in the popular and well-equipped village of Collingham, this home benefits from a variety of amenities within walking distance. These include a local sports club with gym facilities, as well as access to outstanding state and private schools. The market town of Wetherby is just a short drive away, offering an even broader range of services, such as supermarkets, a cinema, and a local market held every Thursday. The village is conveniently situated with easy access to the A1 motorway, providing links to the wider regional network and towards the airport. Additionally, Harewood House is only a short drive away.

## REASONS TO BUY

- Beautifully Presented Detached Home
- Fabulous Open-Plan Living Dining Kitchen
- Four bedrooms
- House bathroom and Two En Suite's
- Living Room With Log Burner

- South Facing Garden
- Highly Sought-After Location
- Superb Amenities

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

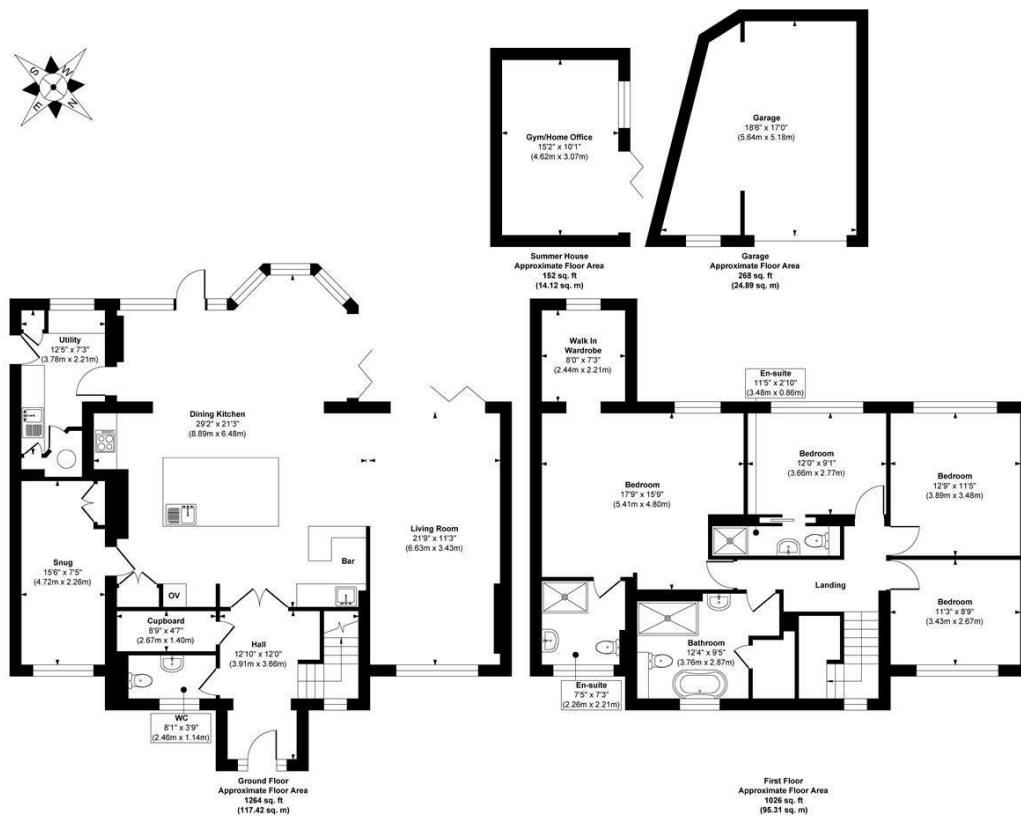
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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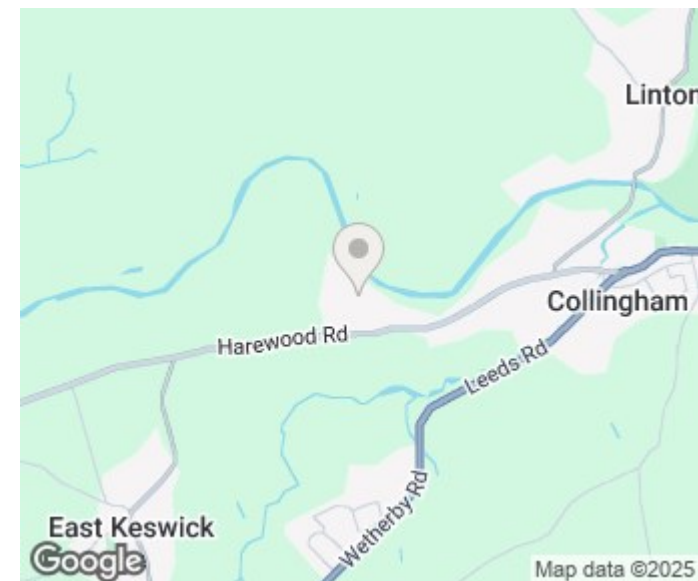




Approx. Gross Internal Floor Area 2710 sq. ft / 251.74 sq. m (Including Garage/Summer House)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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