



## MEADOWCROFT HILLCREST

WETHERBY, LS22 5DN

£799,999  
FREEHOLD

Are you in search of a breathtaking bungalow that boasts exceptional presentation, perched perfectly at the top of Collingham?

MONROE

SELLERS OF THE FINEST HOMES

# MEADOWCROFT HILLCREST

• Bungalow • Three Bedrooms • Two Bathrooms • Well Presented Throughout • Countryside Views • Private Garden • Modern Kitchen • Short Drive to Wetherby • Under Heating in Both Bathroom's



Meadowcroft is an exceptional three-bedroom detached bungalow situated at the end of a quiet cul-de-sac. This residence is thoughtfully designed, offering spacious and well-presented living areas. Located on a desirable road in Collingham, the property features stylish and contemporary interiors that are beautifully appointed throughout.

Step into a spacious and inviting entrance hallway that leads seamlessly to the impressive living and dining room just a couple of stairs up. The modern kitchen diner boasts an island with top-of-the-line appliances and elegant French doors that open directly to the garden.

This property features three well-appointed bedrooms. Two of the bedrooms are equipped with fitted furniture, while the third can be used as a versatile single room or an office. The primary bedroom includes a stylish En-Suite shower room, and there is an additional contemporary bathroom. Both bathrooms have underfloor heating, and there is a separate WC for added convenience.

The front garden is an absolute delight, lushly lawned and adorned with vibrant plants and shrubs. At the rear, you'll find a serene garden that invites relaxation, complete with a charming patio, well-maintained lawns, and stunning countryside views. The spacious side driveway provides easy access to the double

garage, which encompasses a functional workshop area at the back of the garage.

Don't miss this fantastic opportunity and book your viewing with Monroe.

## 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 Bungalow
- Fabulous Dining Kitchen
- Three Bedrooms
- Two Bathroom's
- Living Room
- Highly Sought-After Location
- Superb Amenities



## MEADOWCROFT HILLCREST

### SERVICES

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

### LOCAL AUTHORITY

Leeds City Council

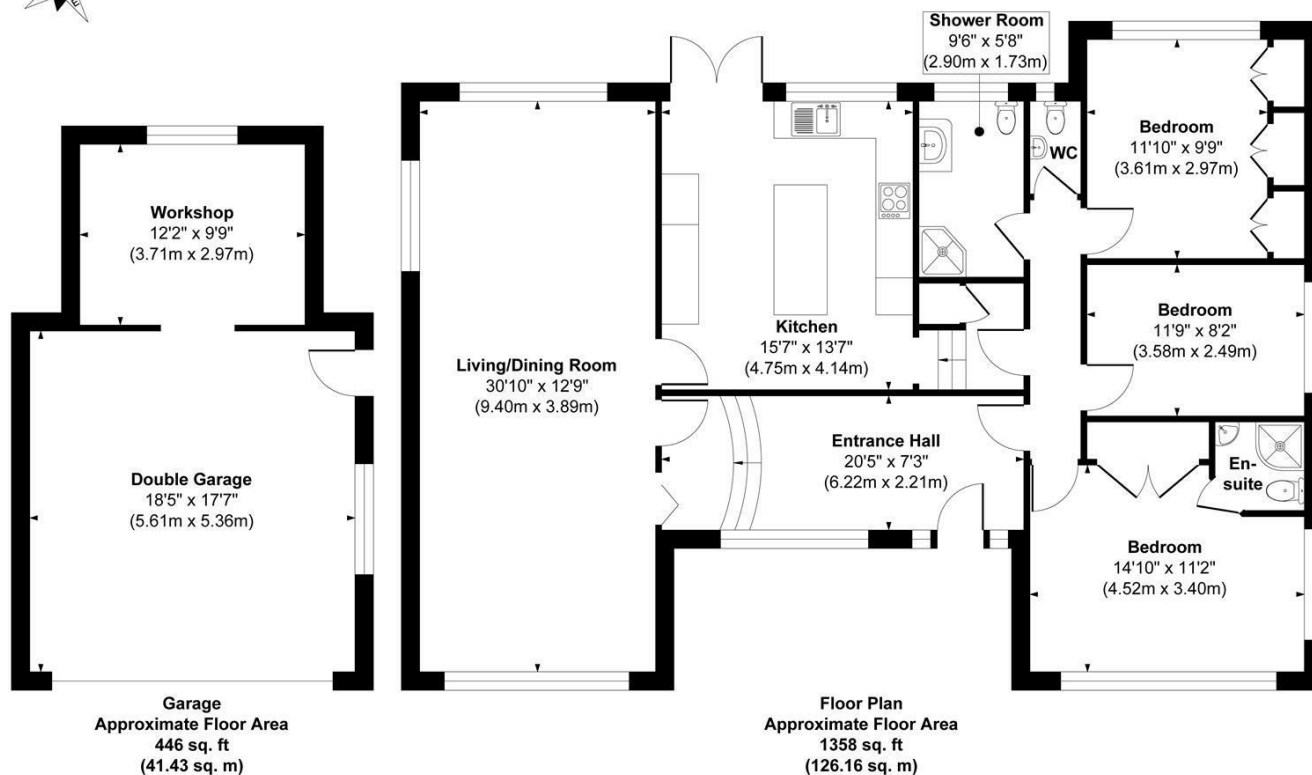
### TENURE

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

### VIEWING ARRANGEMENTS

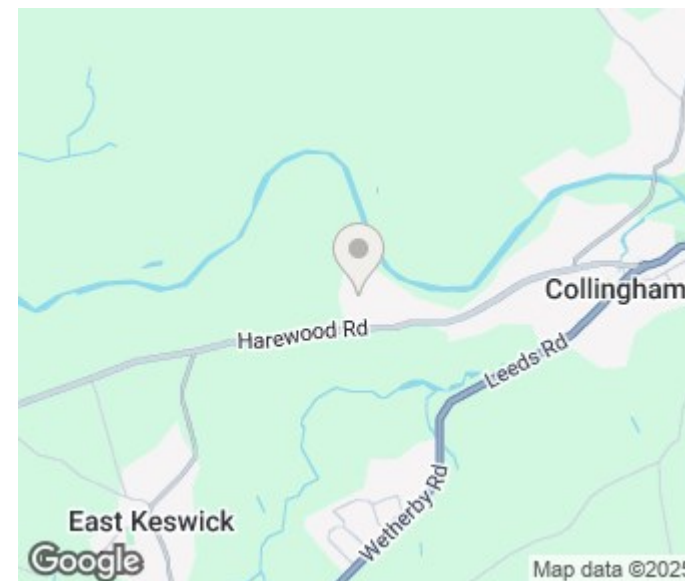
Strictly through the selling agent - Monroe Estate Agents.





Approx. Gross Internal Floor Area 1804 sq. ft / 167.59 sq. m (Including Garage)  
Approx. Gross Internal Floor Area 1358 sq. ft / 126.16 sq. m (Excluding 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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | 79                         |
| (55-68) <b>D</b>                            | 63      |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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