



5 FERN CHASE

LS14 3JL

£699,950
FREEHOLD

Are you in search of a distinctive detached bungalow located on a peaceful street, complete with a charming wrap-around garden?

MONROE

SELLERS OF THE FINEST HOMES

5 FERN CHASE

- Detached Bungalow • Spacious and Light • Four Bedrooms • Formal Living Room • Rural Setting • Double Garage • Wrap Round Garden • Double Fronted Driveway • Quiet Road • Chain Free



Fern Chase is an impressive four-bedroom detached family bungalow, offering over 1,800 square feet of thoughtfully designed living space. This well-loved property has been maintained to a high standard. Nestled on a quiet road in the highly desirable village of Scarcroft, the home is surprisingly spacious. It features a wrap-around garden and benefits from excellent travel links, a variety of prestigious golf courses, top-rated schools, and beautiful countryside walks right at your doorstep.

As you step into the property, you are greeted by a bright and welcoming hallway, which sets the tone for the generous accommodation throughout. The hallway provides access to the kitchen, complete with a convenient utility area. The property boasts a dining room as well as a formal living room, which features a charming fireplace and a large bay window that allows plenty of natural light in. Additionally, there is a guest WC for added convenience.

The home comprises four generously-sized bedrooms, one of which has an En-Suite bathroom and fitted wardrobes. The second bedroom also comes with fitted wardrobes, while the third and fourth bedrooms are spacious and are served by a family bathroom with a bathtub.

Outside, the property offers a double fronted driveway with ample parking for multiple vehicles, alongside a

double garage. The large, private garden features a lawn and patio, making it perfect for outdoor dining and family gatherings; this garden is truly a full wrap-around space.

This is a fantastic opportunity to acquire a light, modern, and exceptionally well-equipped family home in a sought-after location. Early viewing is highly recommended.

REASONS TO BUY

- Chain Free
- Substantial Family Home
- Four Bedrooms
- Spacious and Light
- Countryside walks on your doorstep
- Driveway and Garage
- Private Garden

ENVIRONS

This exceptional property is situated just off Wetherby Road in Scarcroft. Nestled in a serene setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft lies roughly halfway between Leeds and the market town of Wetherby.

The area provides a variety of shopping and recreational

facilities, including several excellent golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the main commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is located just a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in the nearby Roundhay. Moreover, Wetherby, with its wide range of everyday amenities, is also within easy reach.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

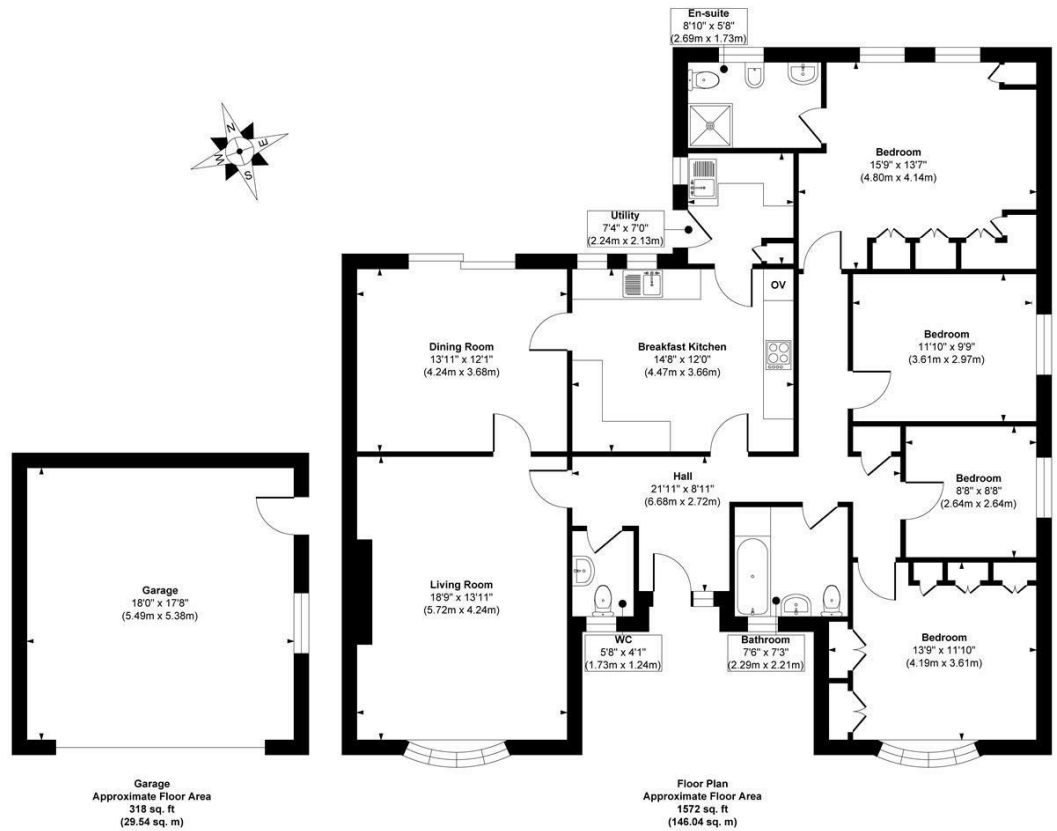
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

5 FERN CHASE





Garage
Approximate Floor Area
318 sq. ft
(29.54 sq. m)

Floor Plan
Approximate Floor Area
1572 sq. ft
(146.04 sq. m)

Approx. Gross Internal Floor Area 1890 sq. ft / 175.58 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 | | 68 | 78 |
| (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

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroestateagents.com
www.monroestateagents.com

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