



## WETHERBY ROAD

LEEDS, LS14 3HJ

£325,000  
LEASEHOLD

A spacious three-bedroom maisonette in a converted 18th-century country house. It features a large garage and a side garden. For sale on a long 999-year leasehold with a share of the freehold. Must be viewed!

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# WETHERBY ROAD

- Long Leasehold • 3 Double Bedrooms • Fully Refurbished Property • Modern Open Plan Kitchen • Stunning Mezzanine Living Room • Set in the Desirable Scarcroft Village • Large Garage • Excellent Access to Leeds and Wetherby • Gas Central Heating • Double Glazing Throughout



Now available with a brand-new long leasehold title, this unique and spacious property is back on the market and offered chain-free.

This stunning, recently refurbished three-bedroom maisonette is set within an 18th-century converted country house and must be viewed to fully appreciate the generous space it offers. The property is located in beautifully landscaped grounds adjacent to woodlands and features an exclusive walled garden on one side.

Scarcroft Grange boasts an excellent position in Scarcroft, with the added benefits of off-street parking and a garage. Inside, you will find three double bedrooms, a modern open-plan kitchen, a feature mezzanine floor, a house bathroom, and an ensuite bathroom in the master bedroom, all recently refurbished to create a contemporary living space while retaining its original character.

The entrance hallway welcomes you with a feature staircase leading to a spacious landing and the master bedroom, which includes an ensuite shower room. There are two additional double bedrooms and a beautifully tiled house bathroom.

The modern kitchen/living/dining area features stunning dark laminate flooring, concealed LED lighting, a range of quality modern units, quartz worktops with a breakfast bar, and integrated Whirlpool appliances. The

open-plan living area is perfect for entertaining and leads to a feature mezzanine-level room.

Outside, a driveway leads to a block-stone courtyard with resident parking. There is also useful storage space next to the front door, a single garage, two external storage areas, and a private lawned area. The property is surrounded by communal gardens.

Scarcroft Grange is ideally located within walking distance of beautiful open countryside, woodlands, and close to local village pubs, cafes, and amenities. It also offers convenient road links to the A1/M1 link road, A58, and A64, making access to Leeds City Centre easy.

## REASONS TO BUY

- Modern Throughout
- Three Bedrooms, Three Bathrooms
- Long Lease
- Countryside walks on your doorstep
- 1291 sq ft

## ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Nestled in a tranquil setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft

is situated roughly halfway between Leeds and the market town of Wetherby.

The area offers 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 principal commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is located a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, 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.

## WETHERBY ROAD

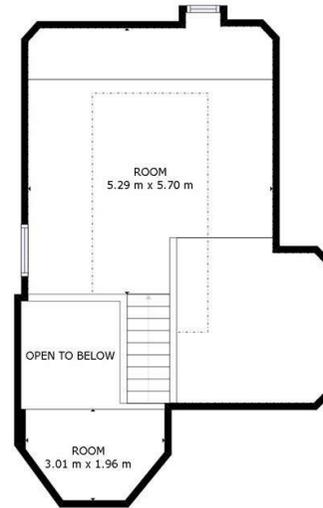




FLOOR 1

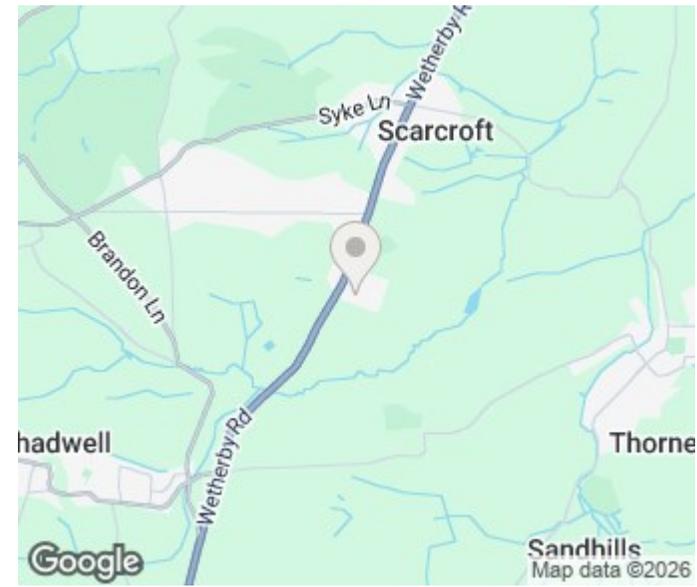


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 6 m<sup>2</sup>, FLOOR 2: 94 m<sup>2</sup>  
 FLOOR 3: 20 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 28 m<sup>2</sup>  
 TOTAL: 120 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(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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