



10 SEDGEARTH
LEEDS, LS14 3LB

£575,000
FREEHOLD

Are you in search of a breathtaking four-bedroom home that's been meticulously cared for and nestled in a fantastic community? Look no further!

MONROE

SELLERS OF THE FINEST HOMES

10 SEDGEARTH

- Desirable Thorner Village • Wonderful Community • Four Bedrooms and Two Bathrooms • South Facing Garden • Two Designated Parking Spots • Converted Garage • 1238 Sqft • Excellent Travel Links • Link Detached • Walking Distance to Thorner Primary School



Discover the ideal family home in the highly sought-after village of Thorner! This impeccably maintained link detached house boasts four bedrooms and a converted garage, affording its own external access and WC, offering 1,238 Sqft of beautifully designed living space, complete with two dedicated parking spots and a sunny south-facing garden.

Welcome to Sedgegarth, an exceptional family home that is perfectly situated just off the main street in Thorner. Offering abundant space for families, this remarkable property is just a short stroll from the park, church, and Thorner Primary School.

As you enter, you'll be greeted by a bright and inviting hallway that seamlessly connects to a formal living room, complete with a contemporary gas fireplace that adds a touch of elegance.

The modern kitchen diner is a true highlight, equipped with built-in appliances, a blue pearl granite worktop and the expansive dining area opens directly onto the patio and south-facing garden.

The converted garage, is a versatile space that can be adapted for various uses e.g. home office or playroom and includes access to a guest WC and utility room with plenty of storage. The ground floor also has a second WC.

If you head upstairs, you'll discover four bedrooms: two

doubles and two singles. Among them is a contemporary primary suite with a modern En-Suite shower room, ensuring ultimate comfort and privacy. The other three bedrooms, two of which have fitted wardrobes, share a stylishly tiled house bathroom that features a bath with a shower overhead.

The entire property is fitted with a smart heating system, featuring zonal and single room controls.

This home features a spacious driveway that offers two designated parking spots. The front of the property includes a charming patio and a gravel area adorned with plants and shrubs, making it an ideal spot to enjoy the evening sun and create a private outdoor oasis. The rear garden, filled with sunlight, boasts a lawn and patio area surrounded by lush greenery, perfect for family gatherings and entertaining guests throughout the day.

Fully move-in ready, this home radiates brightness and spaciousness throughout every living area.

ENVIRONS

Thorner offers unparalleled connectivity, conveniently located near Wetherby, Leeds, and York, with easy access to the A58, A1, and the East Leeds Orbital Road. Experience the best of both worlds in this rural, idyllic setting, right in the heart of the village and just a short walk from a host of local amenities. Enjoy the

convenience of being a stone's throw from Thorner Primary School, with additional access to Shadwell Primary School, Bardsey Primary School, and a bus stop for Boston Spa Academy all contributing to the community's vibrant lifestyle.

REASONS TO BUY

- Well Maintained Family Home
- Open Plan Kitchen Diner
- Peaceful Village Location
- Superb Amenities Nearby
- Four Bedrooms and Two Bathrooms
- Private South-Facing Garden
- Driveway With Two Designated Spaces
- Desirable Village Location

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

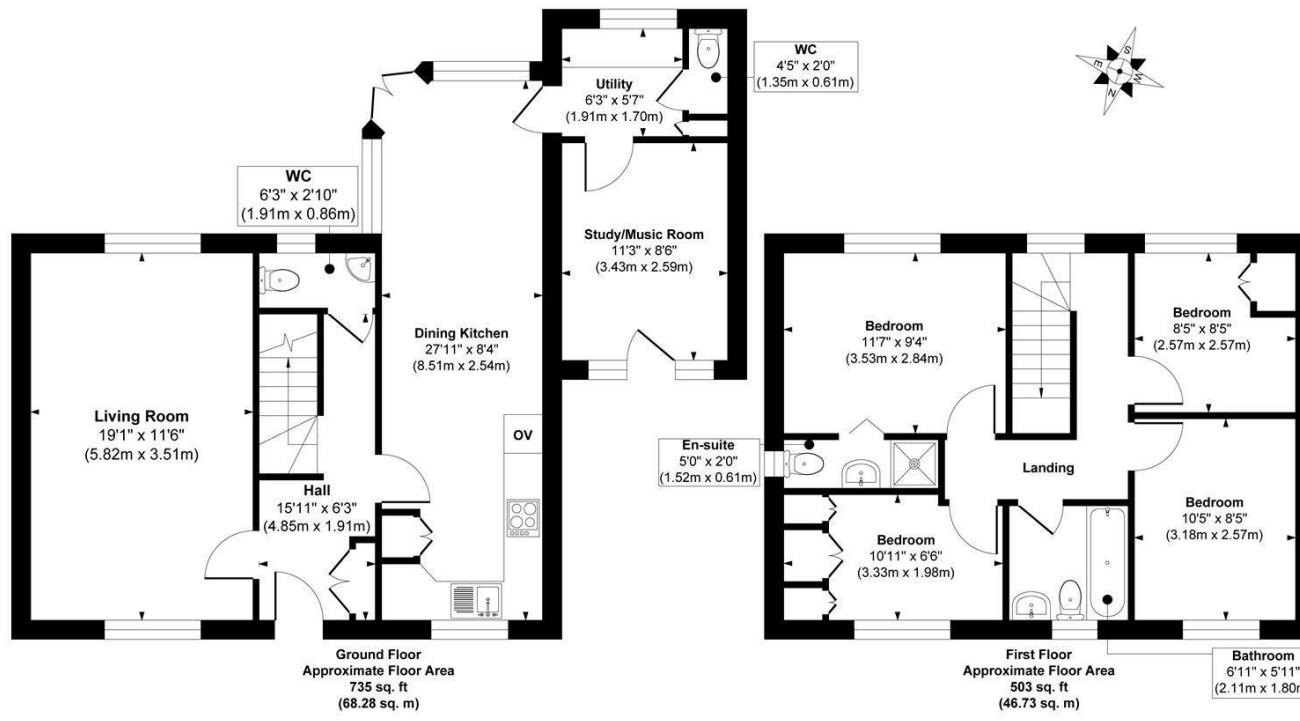
completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

10 SEDGEARTH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	72	75
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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