



24 BISHOPDALE DRIVE  
WETHERBY, LS22 5LP

£425,000  
FREEHOLD

Are you looking for a spacious detached property on a generous plot in Collingham?

MONROE

SELLERS OF THE FINEST HOMES

## 24 BISHOPDALE DRIVE

- Detached • Three

Bedrooms • Utility • Driveway • 1064  
Sqft • South Facing Garden • Excellent  
Amenities • Access to fantastic Schools



Monroe is excited to present this detached family home located in a popular development, offering 1,064 square feet of living space and a south-facing garden in the desirable village of Collingham.

Upon entering, you'll find a welcoming hallway that leads to a convenient guest WC and an open-plan living and dining room featuring an electric fire and patio doors that open to the south-facing garden and patio area.

The kitchen is well-fitted with plenty of storage and includes the added benefit of a utility room.

Upstairs, the spacious principal bedroom boasts fantastic built-in wardrobes and an en-suite bathroom. There are also two additional bedrooms and a generously sized family bathroom.

Externally, the beautiful south-facing rear garden includes a spacious patio that's perfect for gatherings, along with a lawn adorned with trees, plants, and flowers. At the front, you'll find a driveway providing off-road parking, a beautifully maintained garden filled with plants and trees, and access to a single garage.

To schedule your viewing of this fantastic family home, please call Monroe.

ENVIRONS

Located in the popular and well-equipped village of Collingham, this home is conveniently situated within walking distance of a variety of amenities, including a local sports club that features gym facilities. The area is also close to outstanding state and private schools. The market town of Wetherby, just a short drive away, offers an even broader selection of services, including supermarkets, a cinema, and a local market every Thursday. Additionally, the village has easy access to the A1, connecting to the region's motorway network and towards the airport. Harewood House is also just a short drive away.

### REASONS TO BUY

- Detached Home
- CHAIN FREE
- Three Bedrooms
- House bathroom and an Ensuite
- South Facing Garden
- Highly Sought-After Location
- Superb Amenities Close By

### SERVICES

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

LOCAL AUTHORITY



Leeds City Council

#### TENURE

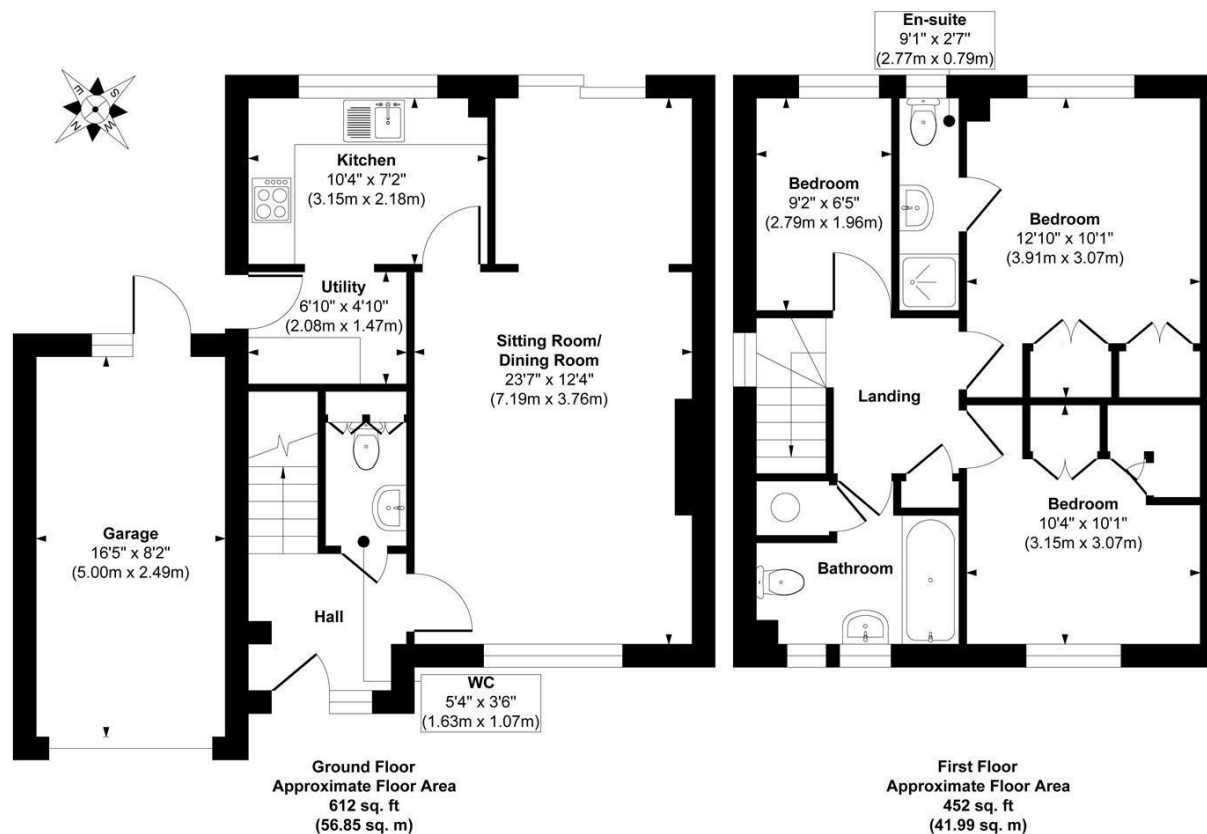
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 24 BISHOPDALE DRIVE





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

Boston Spa Sales  
181a, High Street Boston Spa  
Wetherby  
LS23 6AA

01937 534755  
bostonspa@monroeestateagents.com  
www.monroeestateagents.com

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