



WEST LODGE LING LANE
LEEDS, LS14 3HY

£1,200,000
FREEHOLD

Sold Off Market

MONROE

SELLERS OF THE FINEST HOMES

WEST LODGE LING LANE

- Detached • Ling Lane • Great Potential • 2158Sqft • Full of Potential



Monroe sold before hitting the market! Set on a sizable plot with plenty of potential on the fantastic Ling Lane in Scarcroft.

REASONS TO BUY

- Detached Bungalow
- Highly sought-after Location
- Superb Schools Locally
- Endless possibilities
- Stunning Countryside Views
- South Facing Gardens

ENVIRONS

This exceptional property is situated on Ling Lane in Scarcroft. Although it offers a peaceful setting, the home is conveniently located just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft lies almost halfway between Leeds and the market town of Wetherby.

The area is well-equipped with 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 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 just a short drive away at Alwoodley Gates, and there are a variety of trendy shops along Street Lane in nearby Roundhay. The market town of Wetherby is also within easy reach, offering a wide range of everyday amenities.

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

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.

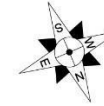
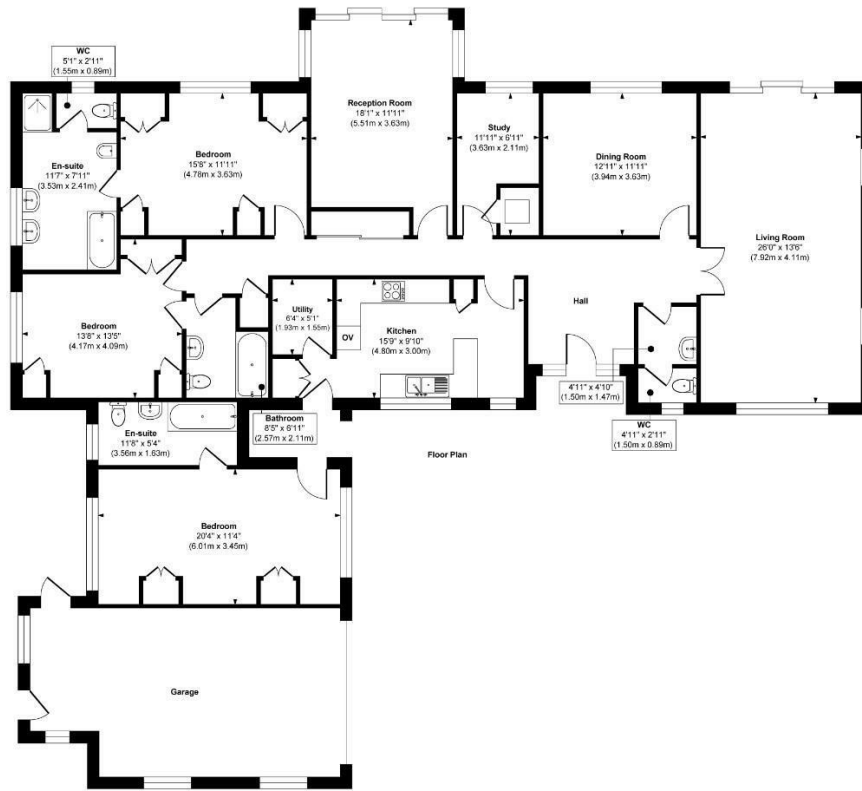
VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate

Agents.

WEST LODGE LING LANE





Approx. Gross Internal Floor Area 2158 sq. ft / 200.48 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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(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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