



BECCA BANKS VILLA BECCA LANE

LEEDS, LS25 3BD

£824,950
FREEHOLD

Looking for space, style, and a sought-after location? This beautiful home in Aberford ticks all the boxes. Boasting an impressive 3,041 sq ft of living space and set behind electric gates on a serene private lane. This stunning five-bedroom home offers an exquisitely presented living space, exceptional gardens, and breathtaking panoramic countryside views.

MONROE

SELLERS OF THE FINEST HOMES

BECCA BANKS VILLA BECCA LANE

- Gated Link Detached Family Home • Desirable Aberford Village • Vast Living Space- 3041 Sqft!
- Stunning Balcony Overlooking the Private Garden • Large South West Facing Garden • Set Over 3 Spacious Floors • 5 Bedrooms and 3 Bathrooms • Cozy Log Burner • Double Garage • EV Charger



Introducing an exceptional five-bedroom link-detached home in the prestigious village of Aberford, where open-plan living meets striking large south-facing gardens and breathtaking countryside views. This property boasts impressive curb appeal and is secured behind electric gates, offering ample driveway parking for numerous vehicles. Spanning a substantial 3,041 Sqft, this home truly stands out.

The ground floor boasts a spacious open-plan kitchen, dining, and living area with log burner, ideal for entertaining. It features a central island, a breakfast bar, and high-end integrated appliances, all thoughtfully designed for modern family living. Additionally, you will find a guest WC, a guest bedroom, and a utility room. The kitchen diner provides access to a glass-framed balcony, while a spiral staircase leads down to the garden.

On the lower ground level, you'll find a spacious family room with French doors that lead to a bright conservatory. From the conservatory, you can step directly into stunning south-facing multi-level garden, which provide total privacy and incredible open views perfect for summer living.

Upstairs, you'll find four spacious bedrooms, two of which feature En-Suites, with one including fitted wardrobes for added convenience. Additionally, there's a stylish modern house bathroom equipped with both a

freestanding bath and a walk in shower.

Outside, the property boasts a block-paved driveway that can accommodate numerous cars, an integral double garage, and full-height electric gates. While the house is link-detached, it feels completely detached thanks to its clever design and layout.

This is a rare opportunity in one of Aberford's most sought-after locations early viewing is highly recommended. Call Monroe today.

ENVIRONS

This exquisite property is situated in the highly sought-after rural village of Aberford, which offers excellent amenities. Its location is ideal for commuters, thanks to its close proximity to the region's motorway network. The area boasts some of the best-rated schools for all ages, along with a variety of other facilities. With easy access to Leeds City Centre, the spa town of Harrogate, and the market town of Wetherby, this property is undoubtedly an ideal choice for those seeking a comfortable and convenient lifestyle. Notable schools in the area include Aberford C of E Primary, St. Benedict's RC Primary, Tadcaster Grammar School, Garforth Academy, and several other primary schools.

REASONS TO BUY

- Gated Link Detached Family Home
- Substantial plot
- Five Bedrooms and Three Bathrooms
- Stunning Balcony Overlooking the Private Garden
- Desirable Aberford Village
- Double Garage
- Large South West Facing Garden
- Vast Living Space- 3041 Sqft!
- Spacious Driveway behind Electric Gates
- EV Charger

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

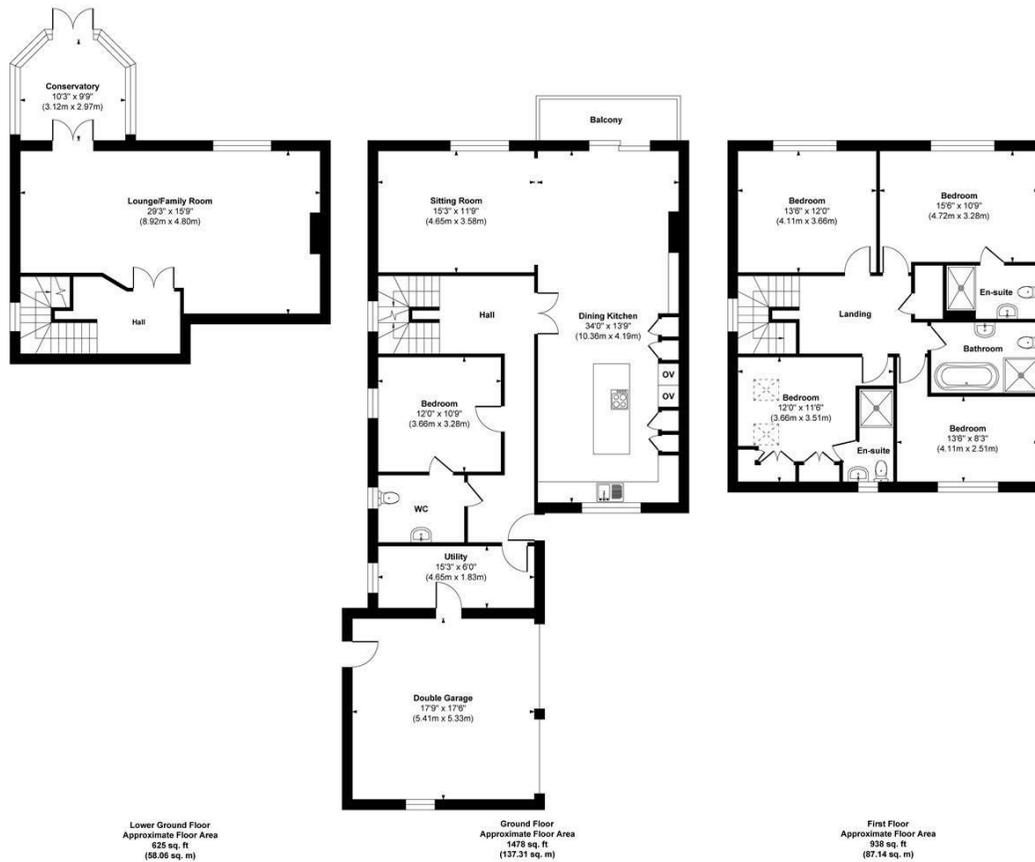
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 3041 sq. ft / 282.51 sq. m (Excluding Balcony)

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		77	82
(55-68) D			
(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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