11 WALTON CHASE

WETHERBY, LS23 7RA

£250,000

FREEHOLD

Monroe are proud to present this beautifully appointed two-bedroom home, offering stylish and well-balanced accommodation with an exceptional blend of comfort, practicality and contemporary living. Thoughtfully designed throughout, this charming residence is perfectly suited to first-time buyers, professional couples, downsizers or those seeking an investment in a highly desirable location.

MONROE

SELLERS OF THE FINEST HOMES

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• Beautifully presented two-bedroom home. • Spacious open-plan dining kitchen, perfect for entertaining. • Bright and welcoming living room filled with natural light. • Two generous double bedrooms. • Contemporary shower room with modern finishes. • Detached garage providing secure parking and additional storage. • Well-balanced accommodation ideal for modern living. • Perfect for first-time buyers, downsizers or investors. • Move-in ready with scope to personalise over time. • Low-maintenance layout designed for easy everyday living.

Stepping inside, you are welcomed into an elegant and inviting sitting room, where an abundance of natural light creates a warm and relaxing atmosphere. This generous reception space provides the perfect setting for both everyday living and entertaining, seamlessly flowing through to the heart of the home.

To the rear, the impressive dining kitchen has been designed with modern lifestyles in mind. Offering ample space for cooking, dining and socialising, this bright and versatile room enjoys views over the rear garden and provides an ideal space for hosting family and friends, as well as day-to-day living.

The first floor offers two generously proportioned bedrooms, each finished to provide comfortable and adaptable accommodation. The principal bedroom is a spacious double with plenty of room for freestanding furnishings, while the second bedroom offers flexibility as a guest room, nursery or stylish home office.

Completing the accommodation is a contemporary shower room, finished to a high standard and thoughtfully designed to maximise both style and functionality.

Externally, the property continues to impress with the added benefit of a detached garage, providing secure parking, excellent storage or the potential for a workshop or hobby space. The outdoor areas offer a wonderful opportunity to enjoy al fresco dining, gardening or simply relaxing in a private setting.

Combining timeless charm with modern convenience, this delightful home offers an exceptional opportunity to acquire a property that is ready to enjoy from day one, while still providing scope for future personalisation. Early viewing is highly recommended to fully appreciate the quality of accommodation and lifestyle on offer.

REASONS TO BUY

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ENVIRONS

Situated in the highly sought-after village of Thorp Arch,

LS23, this property enjoys the perfect balance of peaceful countryside living and excellent connectivity. Surrounded by picturesque Yorkshire countryside and scenic riverside walks along the River Wharfe, the village offers a charming semi-rural lifestyle while remaining just a short drive from the vibrant market town of Wetherby. Residents benefit from an excellent range of local amenities, including independent cafés, restaurants, boutique shops, supermarkets and highly regarded schools. Nearby Thorp Arch Estate provides a variety of businesses and leisure facilities, while the A1(M) offers superb transport links to Leeds, York and Harrogate, making the area particularly attractive to commuters. Combining village charm with everyday convenience, Thorp Arch is a highly desirable location for families, professionals and downsizers alike.

SERVICES

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

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 Viewings by appointments only.

Please note some images may contain CGI

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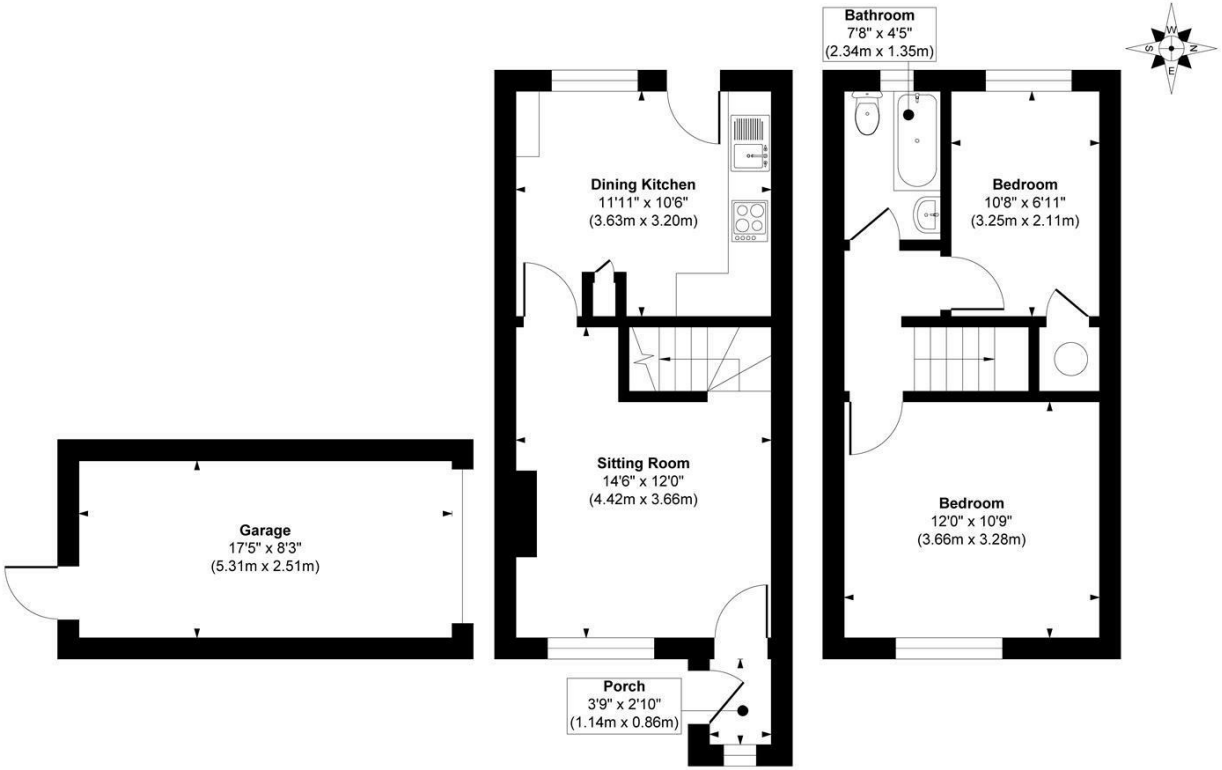

Garage
Approximate Floor Area
143 sq. ft
(13.28 sq. m)

Ground Floor
Approximate Floor Area
318 sq. ft
(29.54 sq. m)

First Floor
Approximate Floor Area
303 sq. ft
(28.14 sq. m)

Approx. Gross Internal Floor Area 764 sq. ft / 70.96 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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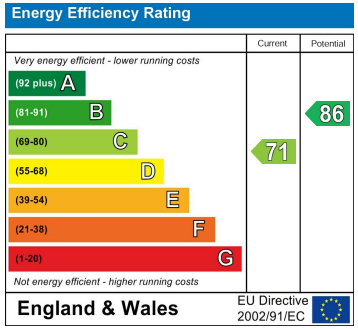

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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