



22 SEDGEGARTH  
LEEDS, LS14 3LB

£575,000  
FREEHOLD

Do you want to live in Throrner Village surrounded by beautiful countryside?

MONROE

SELLERS OF THE FINEST HOMES

## 22 SEDGEGARTH

- Link Detached Family Home • Thorner Village • Spacious & Light • Countryside Walks • Walking Distance to Thorner Primary School • Open Plan Kitchen • Spacious Lounge • South Facing Garden • Parking for 3/4 Cars • Single Garage



The ideal family home in the sought-after village of Thorner! This spacious detached house features 3 bedrooms and is set back from Main Street, offering 1429 sqft of living space, with parking for up to 4 cars and a single garage.

22 Sedgearth is a beautiful family home located just off the main street in Thorner. It offers ample space for families and is conveniently situated within walking distance of the park, church, and Thorner Primary School. The house encompasses 1,429 Sqft, featuring a primary suite and a newly fitted, modern en-suite bathroom.

You confidently enter a porch that leads into an entrance hallway, which connects to a formal living room featuring a modern gas fireplace. This room also provides access to the south-facing garden. The modern kitchen is equipped with built-in appliances and has access to the courtyard. Additionally, there is a downstairs WC available for guests.

Upstairs, the property showcases three bedrooms, one featuring a modern en suite and a dressing room. It also includes a spacious house bathroom.

This home features a spacious driveway, a single garage, and a south-facing courtyard-style rear garden.

This home is fully move-in ready and showcases bright,

spacious living areas.

### ENVIRONS

Thorner is conveniently located near Wetherby, Leeds, and York, with easy access to the A58, A1, and the East Leeds Orbital Road. It offers excellent connectivity in a rural and idyllic setting. This home is nestled in the heart of the village and is just a short walk from many local amenities. Additionally, this semi-rural location is a short drive from the popular market town of Wetherby and the village of Boston Spa, both of which offer a wide range of fantastic bars and eateries.

### REASONS TO BUY

- Detached Family Home
- Peaceful Village Location
- Superb amenities nearby
- Three Bedrooms
- Private Courtyard South Facing Garden
- Driveway With Space For Three/ Four Cars

### SERVICES

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

### LOCAL AUTHORITY



Leeds City Council

## TENURE

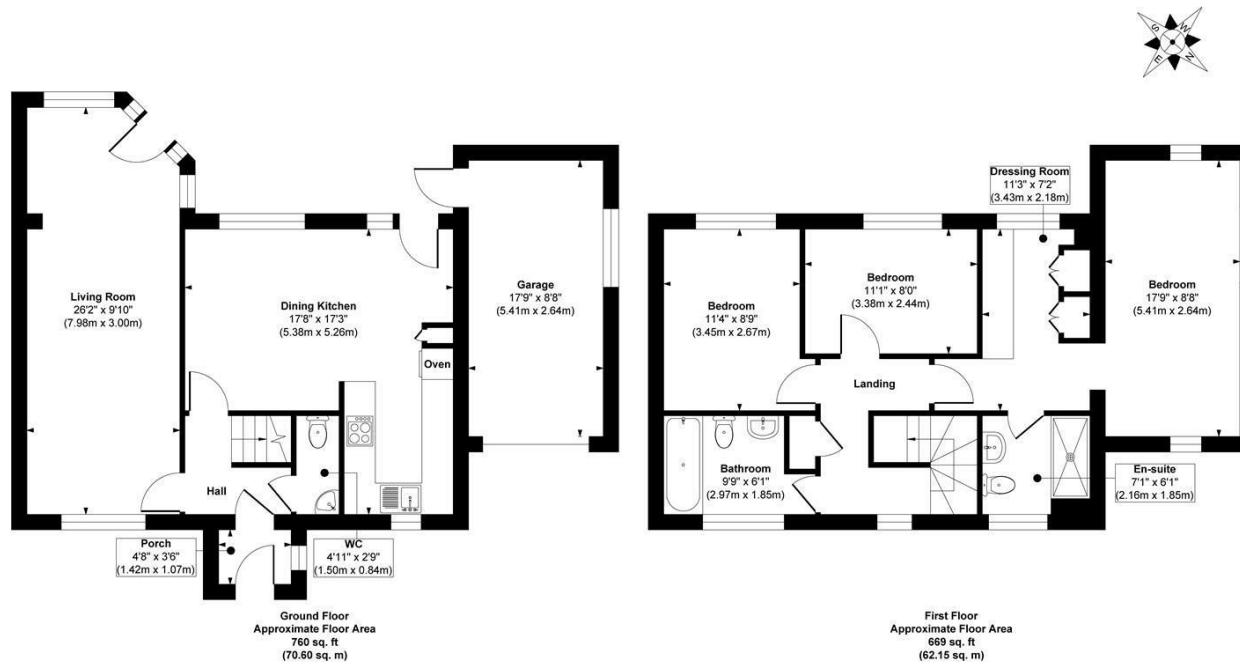
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 22 SEDGEGARTH





**Approx. Gross Internal Floor Area 1429 sq. ft / 132.75 sq. m**

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

Copyright © Zenith Creations.



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

**MONROE**

SELLERS OF THE FINEST HOMES