



COLLINGHAM HOUSE RIGTON GARDENS

LEEDS, LS17 9FB

£1,250,000
FREEHOLD

Are you searching for a remarkable family home with breathtaking views in the beautiful village of Bardsey?

MONROE

SELLERS OF THE FINEST HOMES

COLLINGHAM HOUSE RIGTON

- Stunning Detached Home • Private Setting Behind Electric Gates • Upscaled To A High Standard • 3604 Sqft • Five Bedrooms • Five Bathrooms • Sixth Bedroom or Gym above Garage • High Spec • South Facing Garden • Outstanding Location



Monroe is proud to present an extraordinary, detached property featuring five bedrooms and five bathrooms, located within a gated community. This home has been beautifully upgraded and boasts a south-facing garden. With 3,604 square feet of light-filled living space, it offers stunning outdoor areas and breathtaking views. The property also provides easy access to exceptional golf courses, schools, and local amenities, making it a true rural retreat completed to the highest standards.

As you enter the spacious and impressive hallway, you will notice a custom-made solid oak staircase leading to the upper floor. This area also provides access to a bright and inviting formal dining room and a cosy snug. Additionally, there is a beautiful open-plan kitchen and dining area. The hallway further leads to a downstairs guest WC and a cloakroom.

This spacious home includes a useful utility room off the kitchen, and there are stairs leading to an area above the garage, which is currently used as a gym but could easily be converted into a sixth bedroom. This space also features fitted storage.

The stunning open-plan living kitchen diner is truly remarkable, featuring sliding doors that lead to a beautiful south-facing garden. It boasts a fully fitted kitchen equipped with Neff appliances, a kitchen island, and stylish pelmet lights. The lounge area includes a media wall, a modern gas feature fireplace, and

underfloor heating. This space is exceptionally outstanding.

As you ascend upstairs, you are greeted by an abundance of space and a galleried staircase. This floor offers three bedrooms, all En Suite.

The principal bedroom boasts a luxurious en suite featuring a bath, a shower, a dressing room, and not forgetting the balcony with stunning rural countryside views. This is truly wonderful.

On the second floor, there are two additional double bedrooms, each with modern en-suite bathrooms.

Externally, this remarkable home features an inviting driveway that offers ample space for multiple vehicles, along with access to a double garage. At the back, you'll find a large, private lawned garden, complete with patios and stunning countryside views.

For more information about this breathtaking property and to explore your options, please contact Monroe.

REASONS TO BUY

- Stunning Property
- Detached Family Home
- Outstanding Open Plan Living
- Beautiful Setting
- Five Bedrooms Five Bathrooms

- Gated Community
- Sixth Bedroom or Gym

ENVIRONS

The property is situated in the village of Bardsey, located just off Wetherby Road, which was recorded in the Domesday Survey of 1086. Bardsey offers an excellent primary school, a parish church, a village tennis club, and the well-established Bingley Arms Public House. The village provides convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city centre. Additionally, the nearby villages of Shadwell and Wike offer a good range of amenities, while the popular market town of Wetherby is also easily accessible. The area features a variety of well-regarded golf courses along with both private and state schools.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

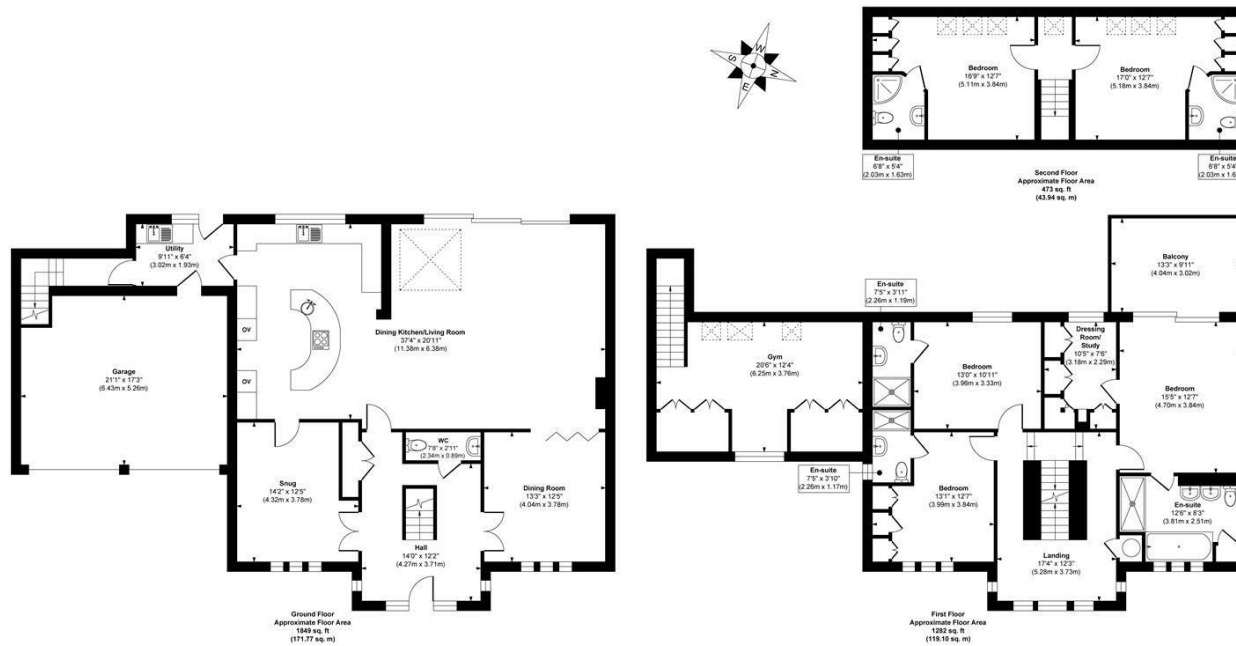
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

COLLINGHAM HOUSE RIGTON

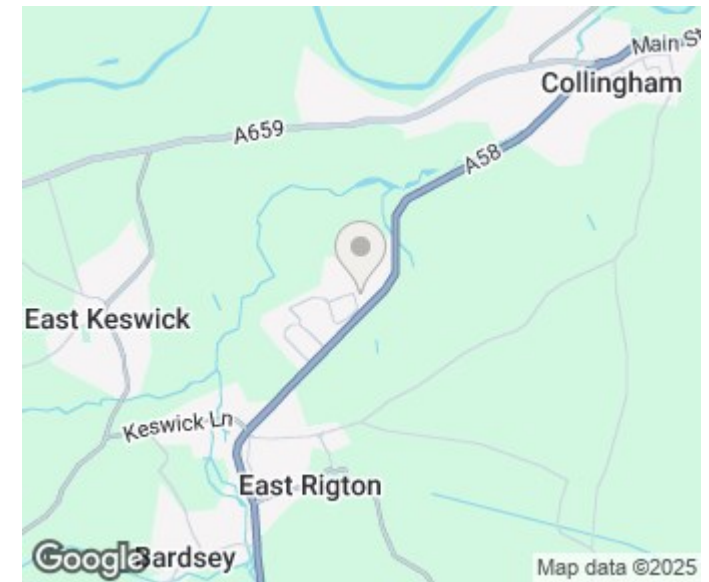




Approx. Gross Internal Floor Area 3604 sq. ft / 334.81 sq. m

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	84	88
(69-80) C		
(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

Boston Spa Sales

181a, High Street Boston Spa

Wetherby

LS23 6AA

01937 534755

bostonspa@monroeestateagents.com

www.monroeestateagents.com

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