



8 LEA CROFT

WETHERBY, LS23 6EY

£925,000
FREEHOLD

Are you in search of a charming family home nestled in a tranquil cul-de-sac in the heart of Clifford?
Discover the perfect blend of space, comfort, and serenity for your family to thrive.

MONROE

SELLERS OF THE FINEST HOMES

8 LEA CROFT

- Detached Family Home • Cul De Sac • Four Bedrooms • Four Bathrooms • Stunning Open Plan Kitchen Living Diner • Family Rooms • Primary Suite • Private Garden • Excellent School Catchment • Amenities Close by



Monroe is excited to present Lea Croft, a stunning home that offers over 2,508 square feet of bright, spacious, and beautifully finished living areas. Conveniently located near the popular village of Clifford, this property is an ideal choice. Thoughtfully extended over the years, it is situated on a quiet cul-de-sac and is truly a must-see!

This beautiful property has been crafted to high standards by the current owners, making it perfect for families. It features spacious reception areas, four large bedrooms, beautifully landscaped gardens and ample parking on the driveway.

Upon entering, you are immediately impressed by the spacious hallway, which provides access to a family room with ample storage, a guest toilet, and leads to the outstanding open-plan kitchen and dining area, as well as a formal living room. Additionally, there is a formal dining room and a study, offering plenty of versatile space for all family needs.

The highlight of the home is the stunning bespoke kitchen, which includes luxurious granite and stainless steel worktops, fitted appliances, and bi-fold doors that flood the space with light and provide access to the beautiful private rear garden.

On the first floor, you'll find a luxurious primary suite with bespoke fitted wardrobes and a contemporary

ensuite shower room. There are also two additional bedrooms with modern ensuites, a fourth bedroom, and a spacious modern house bathroom.

Externally, the front of the home features a driveway with space for numerous cars. At the rear, you'll discover a fantastic lawned garden and separate patios, making it ideal for family gatherings.

ENVIRONS

Clifford is a fantastic village located just a short walk from Boston Spa. It is renowned for its excellent local amenities, which include independent eateries, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, the village offers great connectivity to York, Wetherby, and Leeds, along with easy access to the national motorway network, making it an ideal location. Those who prefer to stay close to home can enjoy a variety of scenic walks and participate in local activities.

REASONS TO BUY

- Superb Property Throughout
- Village Location
- Four Bedrooms
- Stunning Garden
- Access to Outstanding schools
- Excellent Amenities close By

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

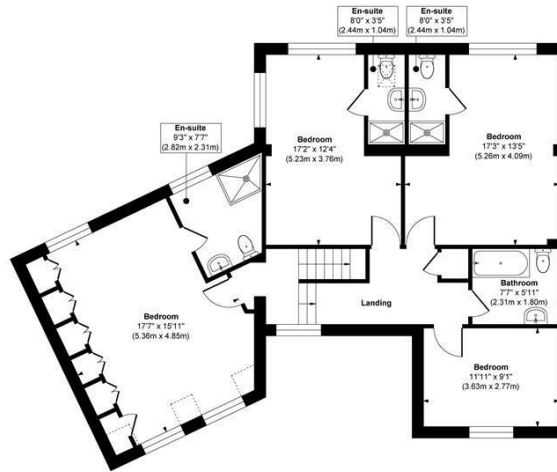
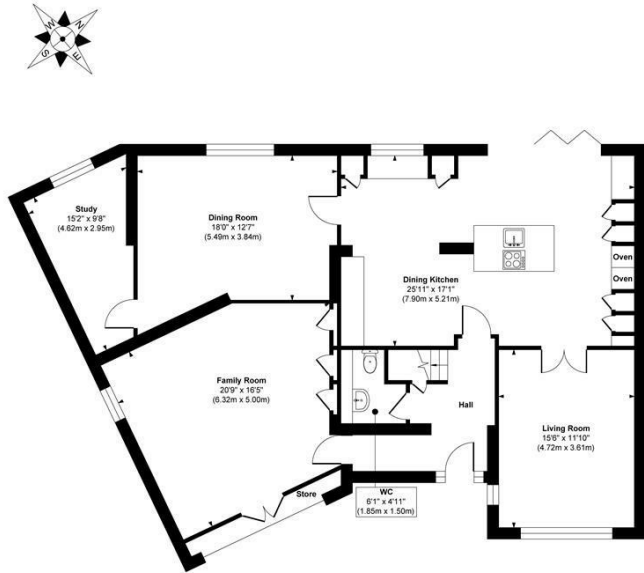
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

8 LEA CROFT





Approx. Gross Internal Floor Area 2508 sq. ft / 232.99 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) A		
(81-91) B		
(69-80) C	71	79
(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

MONROE

SELLERS OF THE FINEST HOMES