



EDEN BANK NORTHGATE LANE  
WETHERBY, LS22 4HN

£1,000,000  
FREEHOLD

This is an outstanding opportunity in Linton, don't miss out! Call Monroe today to book your viewing.

MONROE

SELLERS OF THE FINEST HOMES



# EDEN BANK NORTHGATE LANE

• Fantastic Potential • Northgate Lane  
Linton • Excellent  
Potential • Detached • Linton Village • Five  
Bedrooms • Four Bathrooms • Beautiful  
Garden • Close to Wetherby • Travel Links to  
Leeds & Harrogate



Strictly through the selling agent - Monroe Estate Agents. For sale off-market

Call Monroe for details on this fantastic opportunity.

For more information or to arrange a viewing, please don't hesitate to contact Monroe Estate Agents.

## REASONS TO BUY

- Detached Property
- Linton
- Fantastic Opportunity
- Highly Sought-After Location
- Superb Amenities Close By
- Five Bedrooms Three Bathrooms
- Ample Off-Street Parking

## ENVIRONS

Linton is a highly desirable residential area in the Wharfe Valley, with Northgate Lane being particularly attractive, just a short walk from the village hall and the historic Windmill Inn, which has stood for 450 years. Conveniently located for commuting to Leeds, Harrogate, and York, Linton offers excellent shopping and schools in nearby Wetherby. The area features various sporting and recreational facilities, including a local golf course, and has strong intercity rail links, as well as easy access to regional motorways and Leeds

Bradford International Airport.

Often regarded as one of West Yorkshire's most picturesque villages, Linton is about 11 miles from Leeds and well-situated for travel to York, Harrogate, and Bradford. Road access is excellent, with the A1 motorway just 2 miles away.

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

## SERVICES

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.

## EDEN BANK NORTHGATE LANE



