



4 OSPREY CLOSE WETHERBY, LS22 5LZ

£525,000
FREEHOLD

Immaculately presented four-bedroom family home with wonderful open-plan living dining kitchen, home office, south-facing landscaped garden, and off-street parking in the sought-after location of Collingham. VIEWING DAY SATURDAY 18TH JANUARY 2025!

MONROE

SELLERS OF THE FINEST HOMES

4 OSPREY CLOSE

- Beautifully presented detached home
- Fabulous open-plan living dining kitchen
- 4 bedrooms
- House bathroom and an ensuite
- An abundance of reception rooms
- South-facing garden with recently laid patio
- Highly sought-after location
- Superb amenities close by



This detached family home on a popular development boasts stylish, contemporary interiors and is beautifully presented throughout and offers plenty of living space and a south-facing garden in the popular village of Collingham.

The open-plan kitchen diner is a real show stopper and features tiled flooring, a contemporary kitchen with integrated appliances and Quartz worktops and breakfast bar. The kitchen opens onto a bright dining area which boasts bifold doors onto the south-facing rear garden. The ground floor also offers a study which could alternatively be used as a playroom or snug, a useful utility room, WC, and a spacious formal living room with a bay window and log burner.

Upstairs the spacious principal bedroom has fantastic built-in wardrobes and a contemporary ensuite. There are a further three bedrooms and a stylish house bathroom.

Externally, there's a lovely south-facing rear garden with an Indian Stone terrace and lawn. To the front is a drive providing off-road parking and an electric vehicle charging point.

To book your viewing of this fantastic family home call Monroe.

ENVIRONS

Situated in the popular and well-served village of Collingham, this home enjoys an excellent range of amenities within walking distance, including a local sports club with gym facilities, and is near outstanding state and private schools. The market town of Wetherby is only a short drive away and offers an even wider range of services including supermarkets, a cinema, and a local market every Thursday. The village has easy access to the A1 linking with the region's motorway network and towards the airport. Harewood House is a short drive away.

REASONS TO BUY

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- 4 bedrooms
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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.

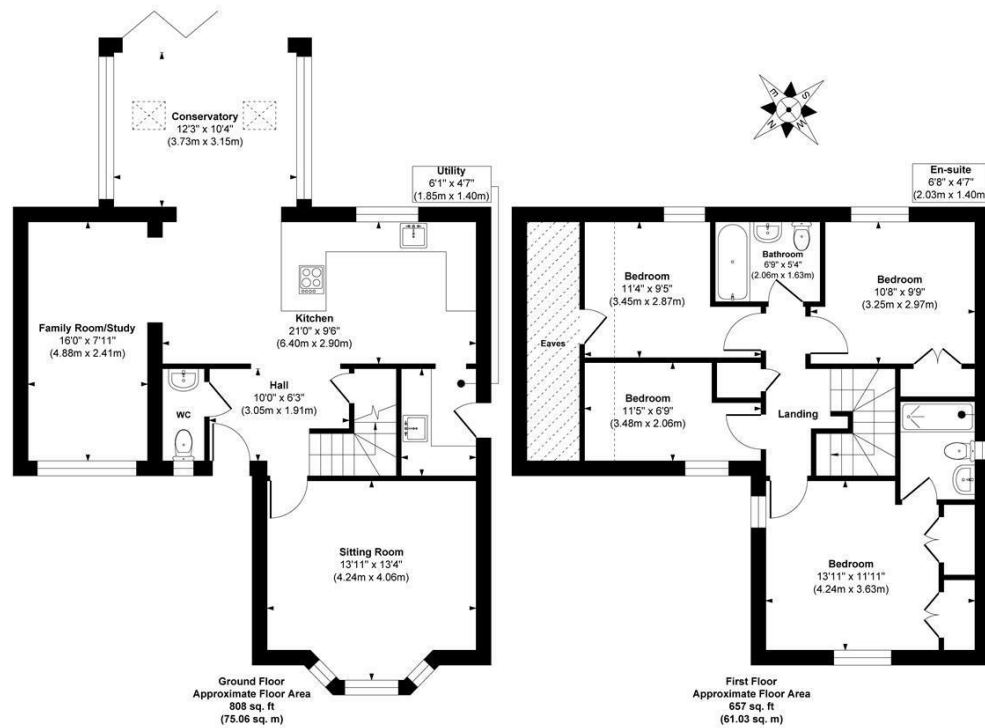
VIEWING ARRANGEMENTS

Viewing Day Sat 18th 12-2pm - Don't Miss Out on this fantastic home. Call Monroe Boston Spa to book your viewing 01937 534755

Strictly through the selling agent - Monroe Estate Agents.

4 OSPREY CLOSE





Approx. Gross Internal Floor Area 1465 sq. ft / 136.09 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		
(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

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MONROE

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