





98 BAY HORSE LANE

LEEDS, LS14 3JQ

£1,000,000

FREEHOLD

This exceptional property is nestled off Ling Lane in Scarcroft, providing a tranquil setting. It's conveniently located just 20 minutes from Leeds city centre and 15 minutes from Wetherby, positioned between the vibrant city and the charming market town.

MONROE

SELLERS OF THE FINEST HOMES

98 BAY HORSE LANE

• Detached Family Home • Set on a Private Plot • 2619Sqft • Versatile reception rooms with 3 separate sitting rooms and sunroom • Four Spacious Bedrooms • Access To Private & State Schools • Rural Setting • Countryside Walks on your Doorstep • Principle Suite With Dressing Room and En - Suite • Chain free





Discover this stunning stone-built home that offers spacious living areas spanning approximately 2619 sq. ft. It beautifully combines elegant reception rooms with modern family living, all set in a peaceful, leafy neighbourhood with excellent local schools.

Upon entering, you're welcomed by a bright entrance hall that branches off into a formal living room and a separate family room, as well as a cosy snug, all perfect for both entertaining guests and enjoying casual family time.

The heart of this home is the expansive dining kitchen, which is equipped with contemporary cabinetry and integrated appliances. This inviting space offers direct access to a charming sunroom that overlooks the rear garden, allowing for an abundance of natural light. Additionally, a family room provides further versatile living options, complemented by a handy utility room, a convenient ground floor WC, and internal access to the integral double garage.

On the first floor, a spacious landing leads to four generously sized bedrooms, including a remarkable principal suite with an attached dressing area. The other bedrooms share a modern house bathroom, making the layout perfect for families or those in need of adaptable home office space.

Outside, the property is surrounded by beautifully maintained gardens that offer a high level of privacy and plenty of room for outdoor dining and recreation. A driveway ensures off-street parking and leads to the double garage, while the attractive stone façade and tiled roof enhance the property's impressive curb appeal.

We highly recommend scheduling an early viewing to fully appreciate this exceptional family home. Scarcroft boasts breathtaking surroundings and a vibrant community atmosphere. For more details or to arrange a viewing, reach out to Monroe Estate Agents today. Don't miss the opportunity to call Bay Horse Lane your new home!

REASONS TO BUY

- Chain Free
- Substantial Family Home
- Four Bedrooms & Two Bathrooms
- Spacious and Light
- Countryside walks on your doorstep
- Driveway and Garage
- Private Garden

ENVIRONS

This remarkable property is situated just off Ling Lane in Scarcroft, tucked away in a peaceful setting. It's conveniently located just a 20-minute drive from Leeds

city centre and a mere 15 minutes from Wetherby, making it an ideal spot that lies roughly halfway between Leeds and the charming market town of Wetherby.

The area boasts a variety of shopping and recreational options, including several top-notch golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are just a short 15-minute drive away. Moreover, the principal commercial hubs of Leeds, Harrogate, and York are all easily accessible. The Grammar School at Leeds is only a quick trip away at Alwoodley Gates, and you'll find an array of trendy shops along Street Lane in nearby Roundhay. Plus, Wetherby, with its broad range of everyday amenities, is also within easy reach.

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

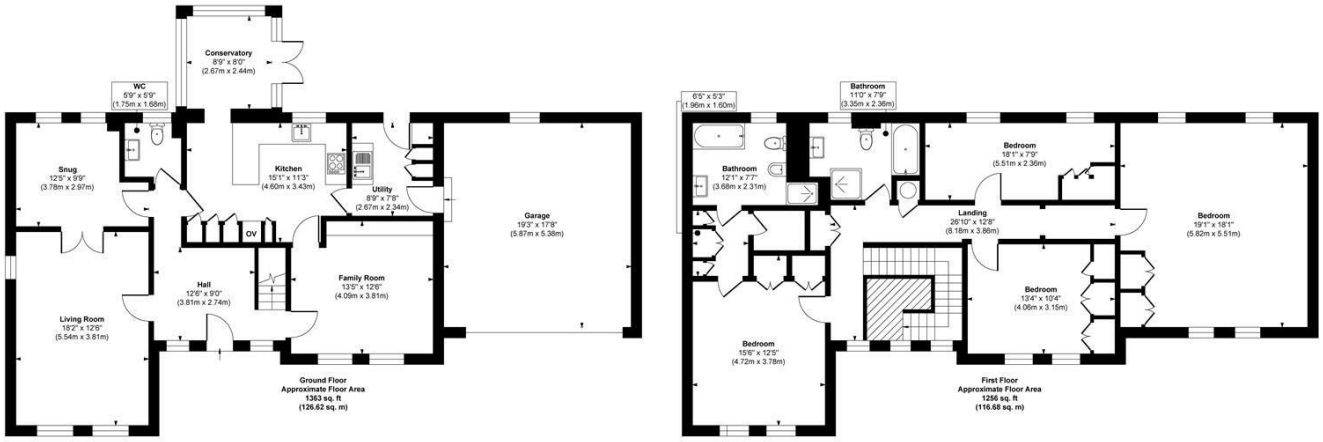
Strictly through the selling agent - Monroe Estate Agents.

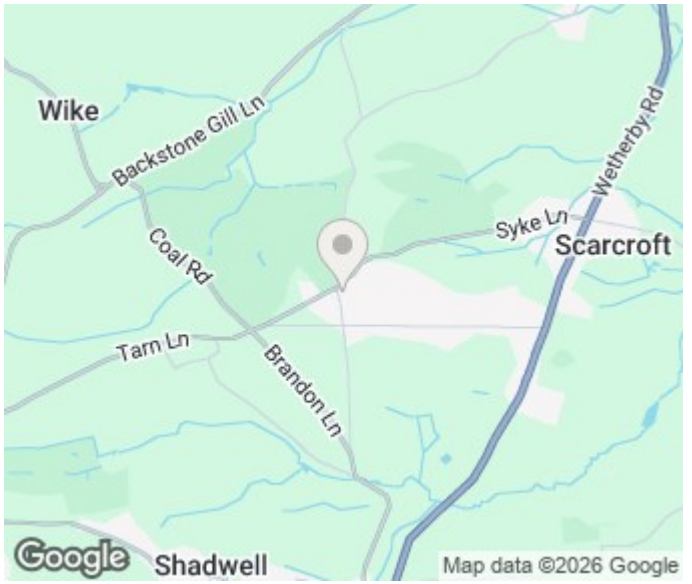
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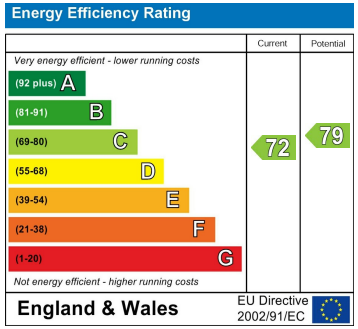












Approx. Gross Internal Floor Area 2619 sq. ft / 243.30 sq. m (Including Garage)

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

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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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