



## WESTHOLME THE AVENUE

WETHERBY, LS22 5BU

£649,950  
FREEHOLD

Nestled in the charming village of Collingham, Wetherby, this impressive semi-detached house on The Avenue offers a perfect blend of space and comfort. Spanning an expansive 2,067 square feet, this property is ideal for families seeking a generous living space.

MONROE

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# WESTHOLME THE AVENUE

- **\*\*NO ONWARD CHAIN\*\*** • Semi Detached
- With Five Bedrooms • Kitchen Living Dining
- Room • Spacious Driveway • Garage • Electric
- Charging Point • Garden • Amenities Are
- Plentiful • Great Schools In The Area • Travel
- Links For Leeds Harrogate & Wetherby



Monroe proudly presents Westholme, an exceptional five-bedroom semi-detached home on a quiet Cul De Sac that has been expertly extended to offer abundant space for a growing family. Nestled on a sought-after road in Collingham, this property features stylish, contemporary interiors that are beautifully appointed throughout. With generous living spaces and a southwest-facing garden, Westholme stands out as the ideal choice in the vibrant village of Collingham.

The open-plan kitchen living and dining area is a stunning centrepiece, showcasing a modern kitchen with integrated appliances, elegant Quartz worktops, and a stylish breakfast bar. It seamlessly connects to a bright dining/living space with Bi-fold doors that open to the southwest-facing rear garden, inviting the outdoors in. Completing this enchanting home are a convenient downstairs WC and a generous formal living room, featuring a charming bay window and a cosy gas fire.

Upstairs, you'll find three generously sized bedrooms, with two featuring their own ensuites, along with a modern family bathroom. The second floor boasts two more spacious bedrooms, providing ample accommodation for everyone.

Outside a delightful southwest-facing rear garden that invites you to unwind on its charming patio. At the front, is a convenient driveway that offers parking for

multiple vehicles along with an electric vehicle charging point, blending practicality with a vision for a sustainable future.

## ENVIRONS

Located in the popular and well-equipped village of Collingham, this home benefits from a variety of amenities within walking distance. These include a local sports club with gym facilities, as well as access to outstanding state and private schools. The market town of Wetherby is just a short drive away, offering an even broader range of services, such as supermarkets, a cinema, and a local market held every Thursday. The village is conveniently situated with easy access to the A1 motorway, providing links to the wider regional network and towards the airport. Additionally, Harewood House is only a short drive away.

## REASONS TO BUY

- Beautifully Presented Semi Detached Home
- Fabulous Open-Plan Living Dining kitchen
- Five bedrooms
- House bathroom and Two Ensuites
- Living Room With Bay Window
- South West Facing Garden
- Highly Sought-After Location
- Superb Amenities



## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

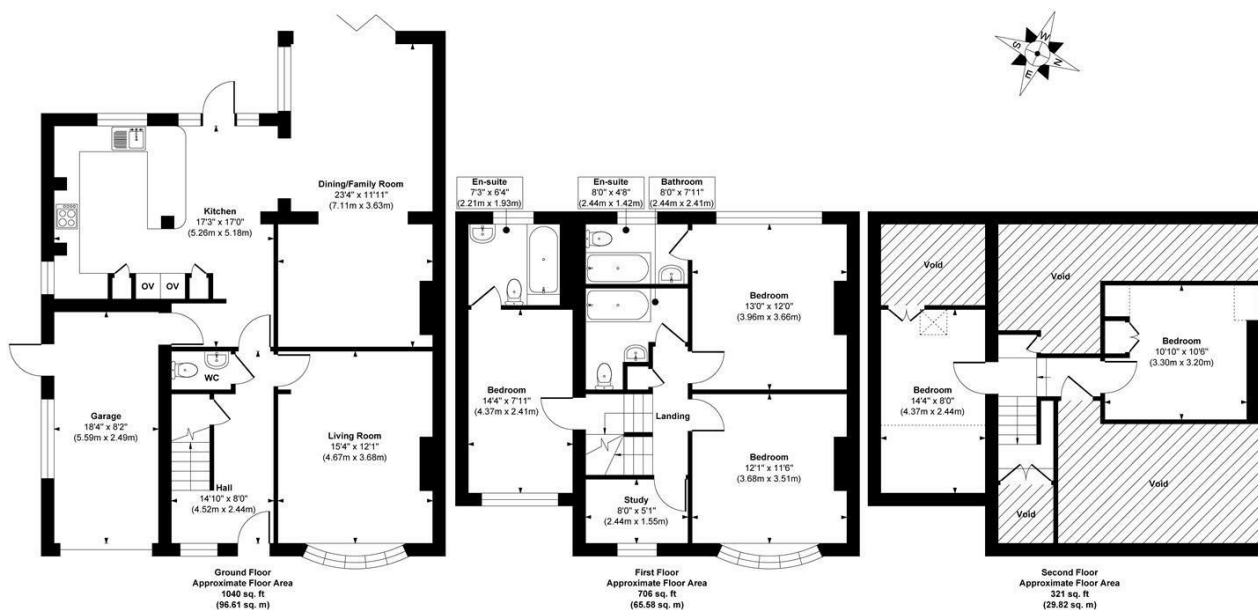
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## WESTHOLME THE AVENUE





**Approx. Gross Internal Floor Area 2067 sq. ft / 192.01 sq. m**  
 tration 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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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