



**9 GARSDALE FOLD
WETHERBY, LS22 5LT**

**£700,000
FREEHOLD**

Situated in a peaceful cul-de-sac within the sought-after village of Collingham, this beautifully maintained four-bedroom detached family home offers spacious, modern living in a highly desirable location.

MONROE

SELLERS OF THE FINEST HOMES

9 GARDEN FOLD

- Cul-De-Sac Location
- Extended Kitchen Diner with Underfloor Heating
- Bi-Fold Doors to the Private Rear Garden
- Four Well Proportioned Bedrooms
- South Facing Garden with Decking
- Air Conditioning in Two Bedrooms
- Driveway for Three Cars
- Detached Double Garage
- Desirable Village Location
- Excellent Transport Links



The property welcomes you with a spacious entrance hallway, leading into a generous living room featuring a bay window that fills the space with natural light, and a contemporary electric fireplace that creates a cosy focal point. To the rear, the heart of the home lies in the stunning extended kitchen-diner, designed for modern family life and entertaining. This space boasts a large skylight, underfloor heating, sleek integrated Bosch appliances, as well as stylish bi-fold doors that open seamlessly onto a large, private south-facing garden with a decked area—perfect for enjoying the sun throughout the day.

Upstairs, the well-proportioned primary bedroom benefits from a luxurious en-suite shower room, built-in wardrobes, and air conditioning for year-round comfort. The second bedroom also features air conditioning, while the third bedroom offers further built-in wardrobe space, there is a final fourth bedroom making the property perfect for a growing family. A modern and spacious family bathroom serves the remaining bedrooms.

The home also includes a dedicated study ideal for remote working, a guest WC, and a practical utility space. Externally, the property offers a driveway with space for three vehicles and a detached double garage providing excellent storage or would be perfect for converting into a home office/ gym/ playroom.

To book a viewing of this stunning family home, call Monroe today.

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:

- Quiet Cul-De-Sac Location
- Extended Kitchen-Diner with Underfloor Heating
- Bi-fold Doors
- South-Facing Private Garden with Decked Entertaining Area
- Air Conditioning in Two Bedrooms
- Driveway for Three Cars
- Detached Double Garage
- Ideal for Families or Professionals
- Excellent Transport Links

9 GARDEN FOLD

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

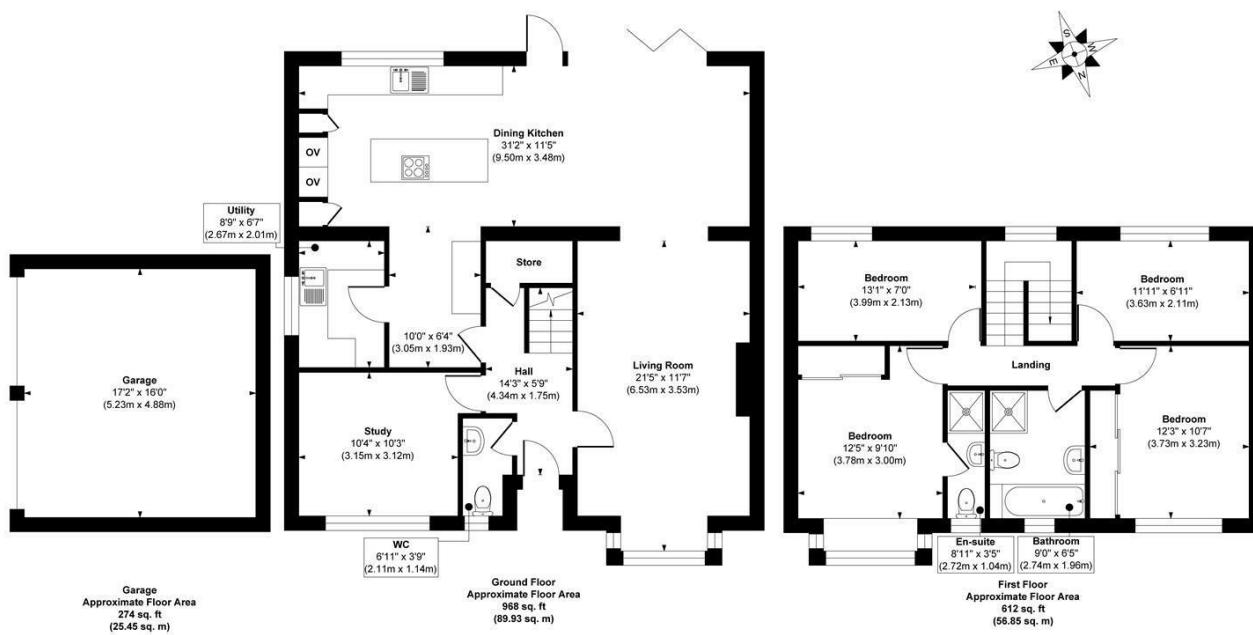
TENURE

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.





Approx. Gross Internal Floor Area 1854 sq. ft / 172.23 sq. m (Including Garage)

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		75	80
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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