



MEADOW VIEW HOUSE WETHERBY ROAD.  
LEEDS., LS14 3AS

£635,000  
FREEHOLD

Are you in search of a beautiful home that has been meticulously finished to high standards, all nestled in the picturesque countryside of Scarcroft?

MONROE

SELLERS OF THE FINEST HOMES

# MEADOW VIEW HOUSE

- Detached Family Home • Four Bedrooms • Well Present Throughout • Two Bathrooms • Utility • Rural • Bespoke Finishes • Open Plan Kitchen • Garage • Driveway



Meadow View House is an exceptional four-bedroom family home, offering over 1400 square feet of thoughtfully designed living space. Tucked away on a serene road in the highly desirable village of Scarcroft, this property beautifully blends modern luxury with a peaceful setting. You'll enjoy easy access to travel links, a range of esteemed golf courses, top-notch schools, and scenic countryside walks right outside your door.

As you step into the property through the porch, you are greeted by a bright and spacious hallway, setting a welcoming tone for the generous accommodations throughout. The kitchen diner is nothing short of spectacular, featuring fitted appliances, a wine fridge, and an inviting island with seating. You'll also find convenient access to the utility room, along with a handy WC for guests.

The living room is a standout feature with its bespoke fitted media wall and French doors that lead to the garden, complemented by a separate dining room for family meals or entertaining friends.

Upstairs, the home continues to impress. The primary bedroom suite boasts a modern en-suite bathroom and built-in wardrobes for ample storage. Three additional bedrooms share a stylishly appointed house bathroom, which is fully tiled and includes a separate shower and a freestanding bath.

Outside, the property offers a driveway and a garage at the rear, along with a lawned garden and a patio—perfect for gatherings and enjoying the outdoors.

This is a fantastic opportunity to own a bright, modern, and exceptionally well-appointed family home in a sought-after location. Early viewing is highly advisable.

Scarcroft is known for its beautiful landscapes and vibrant community spirit. For more information or to schedule a viewing, reach out to Monroe Estate Agents today. Don't miss your chance to call Meadow View House your new home!

## REASONS TO BUY

- Substantial Family Home
- Four Bedrooms
- Spacious and Light
- Countryside walks on your doorstep
- Driveway and Garage
- Private Garden

## ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Nestled in a tranquil setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft is situated roughly halfway between Leeds and the

market town of Wetherby.

The area offers a variety of shopping and recreational facilities, including several excellent golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the principal commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is located a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, Wetherby, with its wide 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

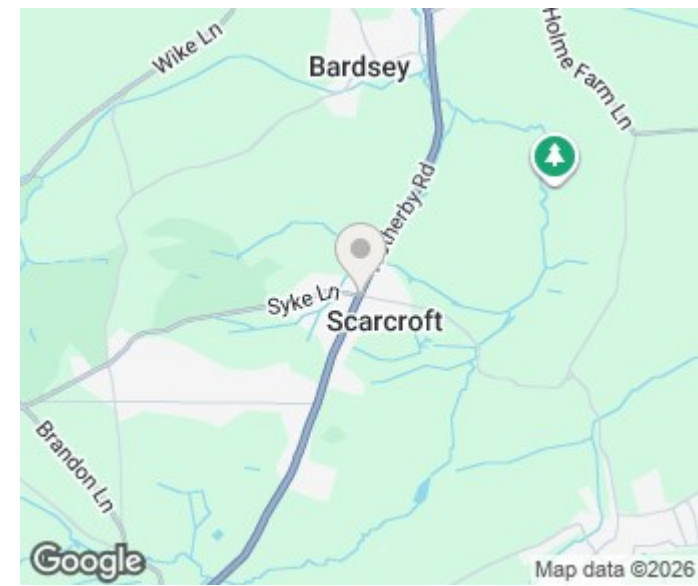
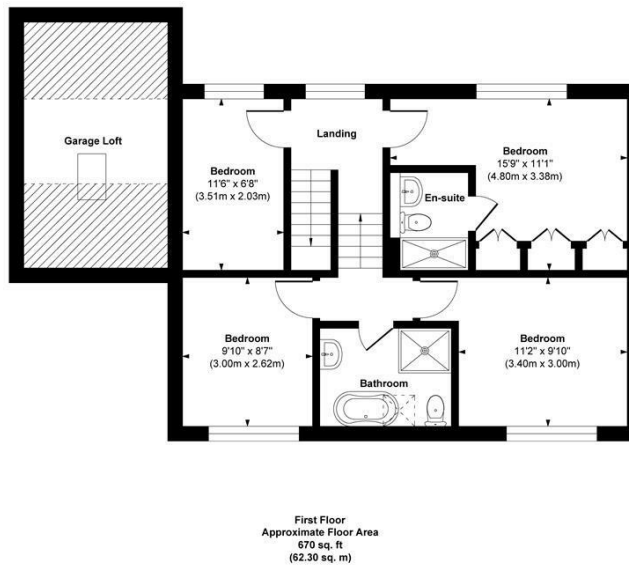
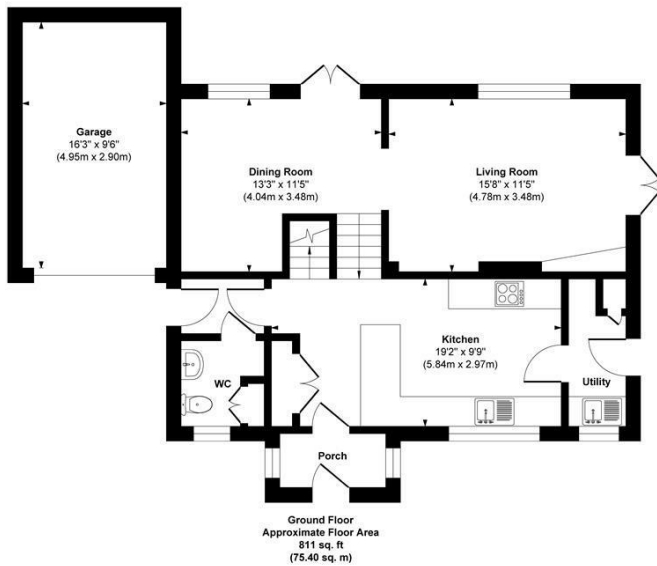
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## MEADOW VIEW HOUSE





**Approx. Gross Internal Floor Area 1481 sq. ft / 137.70 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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

**Boston Spa Sales**  
 186, High Street Boston Spa  
 Wetherby  
 LS23 6BT

01937 534755  
 bostonspa@monroestateagents.com  
 www.monroestateagents.com

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