



RIGTON HOUSE WETHERBY ROAD

LEEDS, LS17 9BR

£1,475,000
FREEHOLD

Are you looking for an extraordinary home that provides over 4,800 square feet of captivating living space? This stunning and unique property is ideally located near excellent schools and vibrant local amenities. It's not just a house; it's the perfect place for creating lasting memories.

MONROE

SELLERS OF THE FINEST HOMES

RIGTON HOUSE WETHERBY ROAD

- Stunning & Unique Property
- Chain Free
- Outstanding Countryside Views
- Five Bedrooms
- Five Bathrooms
- Driveway
- Set in just under 2 Acres
- Cinema Room
- Double Garage
- Excellent Travel Links & Schools



Monroe is proud to present an extraordinary chain-free five-bedroom detached property situated on just under 2 acres of land, offering a high level of privacy. With 4,881 square feet of bright living space, this home features stunning outdoor areas and breathtaking views. It provides easy access to exceptional golf courses, schools, and local amenities, making it a true rural retreat finished to the highest standards.

As you step into the impressive hallway, you're welcomed by a bespoke solid oak staircase that elegantly ascends to the upper levels, an extraordinary beginning to this remarkable property.

The open-plan living kitchen diner is a true masterpiece, featuring a custom kitchen equipped with premium fitted appliances, a striking kitchen island, elegant quartz worktops, and beautiful French doors that open to reveal breathtaking south-facing gardens and an exquisite orangery.

The formal living room exudes sophistication, complete with a cosy log burner and stunning arched windows that invite abundant natural light. The property also boasts a formal dining room, a utility room, and a convenient guest WC.

Prepare to be amazed by the outstanding cinema room, designed with mood lighting and surround sound to elevate your viewing experience.

The fifth bedroom is conveniently located downstairs and features a modern En Suite bathroom adorned with chic tiling.

Upstairs, you'll find plenty of space with two spacious bedrooms and a beautifully designed Jack and Jill bathroom, all finished to the highest standards. Additionally, there is a bedroom dressing area and a modern En Suite bathroom.

The principal bedroom is truly luxurious, boasting an En Suite bathroom that includes a lavish bath, a spacious shower by Villeroy and Boch, complemented by his and hers stylish dressing rooms.

Externally, this remarkable home features an inviting private driveway that can accommodate multiple vehicles. It is set on just under two acres of land. The breathtaking rural backdrop provides stunning views of the countryside, fostering a sense of tranquillity. With various outdoor seating areas, this residence is an ideal place to create cherished memories with family and friends. Enjoy the charm of the exquisite decking area, picturesque patios, and meticulously manicured lawned gardens filled with trees, plants, and shrubs.

For more information about this breathtaking chain-free property and to explore your options, please reach out to Monroe.

REASONS TO BUY

- Unique Property
- Detached Family Home
- Outstanding Open Plan Living
- Beautiful Setting With Countryside Views
- Five Bedrooms Five Bathrooms
- Cinema Room
- Just under 2 Acres of Land

ENVIRONS

The property is located just off Wetherby Road, between Bardsey and Collingham, in an area known as Bardsey Cum Rigton. Bardsey, mentioned in the Domesday Survey of 1086, features a junior school, a parish church, a tennis club, and the historic Bingley Arms Public House. It is well-situated for commuters, offering easy access to the A58 and A1, which connect to Leeds city centre and the motorway network. Leeds Grammar School is approximately three miles away, and nearby Collingham provides good amenities. The market town of Wetherby is also a short drive away. Bardsey itself boasts an excellent primary school and is surrounded by well-regarded golf courses and educational institutions.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

Chain Free

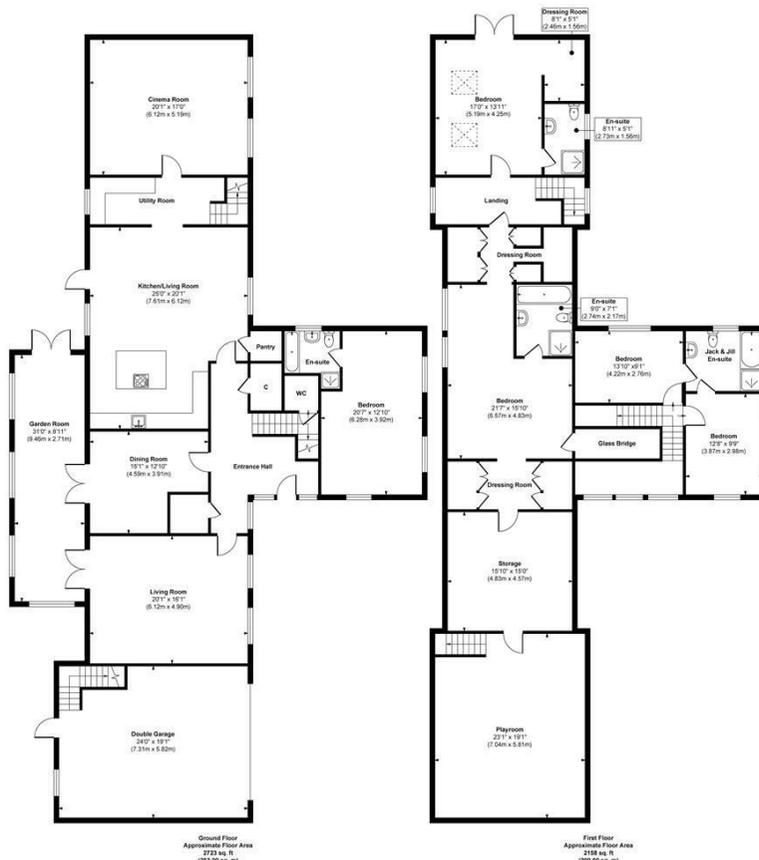
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

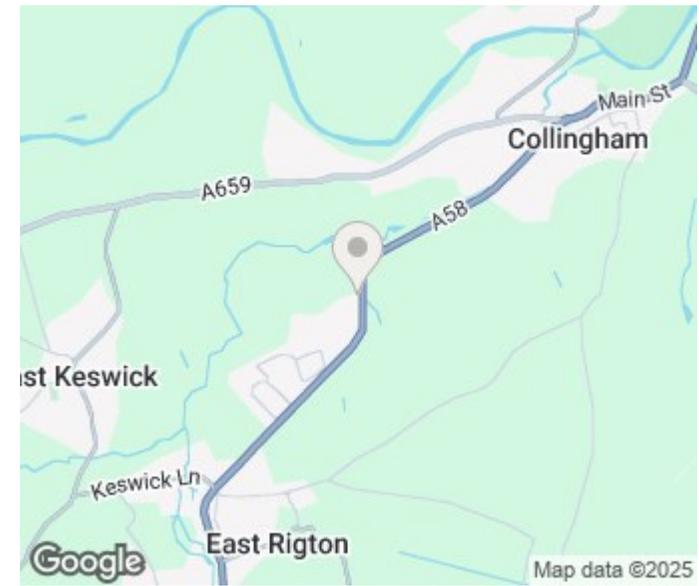
Strictly through the selling agent-Monroe Estate Agents.

RIGTON HOUSE WETHERBY ROAD





Approx. Gross Internal Floor Area 4881 sq. ft / 453.50 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		78	81
(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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