



1 MILNE COURT

LEEDS, LS15 9HP

£825,000
FREEHOLD

Located in the charming Old Colton Village, this spacious, family home offers the perfect blend of rural tranquillity and convenience, with easy access to local amenities and transport links.

MONROE

SELLERS OF THE FINEST HOMES

1 MILNE COURT

- Spacious detached home over 2500 sqft • Beautifully presented throughout • A Show-stopper kitchen-living-diner • Further reception spaces • Four bathrooms in total • Five bedrooms in total, or four with a home office • South-East facing garden • Sought after village location • Fantastic views on offer • A stones' throw from Temple Newsam, Park



Set back behind bespoke wooden gates, this wonderful home occupies a prime position within the conservation area of Old Colton Village. Milne Court features multiple reception areas, including a stylish formal living room, a sun room, and an open-plan kitchen-living-diner. These impressive spaces were designed with versatility in mind, whether you are entertaining or a young, growing family in need of additional living areas. The property also offers functional spaces, ideal for family-living, such as a large cloak-room - which could be used as a further snug or home office - separate downstairs W.C, spacious utility room and garage.

The heart of this home is the stunning open-plan kitchen and living area. The kitchen is bespoke designed and well-equipped with Silestone worktops, integrated Siemens appliances, ample counter space, and a large island perfect for casual dining. This area flows seamlessly into a bright and airy living/dining space with solid oak flooring, ideal for everyday living and entertaining. Dual-aspect patio doors grant access from the living areas onto a beautifully South-East facing garden, which has been beautifully landscaped, and an additional West-facing patio, creating a seamless transition between indoor and outdoor spaces. The expansive patio area is perfect for alfresco dining, summer barbecues, and evening cocktails while enjoying the serene surroundings.

On the first floor, Milne Court accommodates four spacious bedrooms. Both the second and third bedrooms benefit from stylish en suite shower rooms and all bedrooms benefit from ample fitted storage / walk-in wardrobes. The primary suite is particularly impressive, offering ample space for a sitting area a large walk-in closets, a gorgeous, contemporary en suite with a large walk-in shower and even a Juliette balcony from which to enjoy spectacular views of the surrounding countryside. To the second floor, there is a optional fifth bedroom, which is currently used as a home office. This is a fantastic space is flooded with natural light, featuring a Velux window.

Externally, Milne Court boasts a beautifully-maintained, South-East facing garden and a spacious driveway offering ample parking.

If you wish to enjoy easy access to local amenities, top-rated schools, and excellent transport links, all while being surrounded by the beauty and history of the village this could be the one for you! To arrange your viewing of this exceptional property, a rarity to the market in Old Colton Village, please call Monroe.

ENVIRONS

Milne Court is situated in the historic village of Colton, a location which is perfect for those who wish to live the

peaceful village life, combined with ease of access to local amenities and amazing connectivity! This popular and very convenient location is a few minutes away to the M1 and A1 and offers many amenities and local attractions including Temple Newsam House, grounds & golf course. There are a selection of schools for all ages, local parks and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.

REASONS TO BUY

- An abundance of reception space
- Wonderful views
- Just outside the Temple Newsam Estate
- 20 Minute drive to Leeds City Centre
- 5 bedrooms in total
- 3 x En suite and a house bathroom
- Ample parking and garage
- A well-stocked, South facing garden

SERVICES

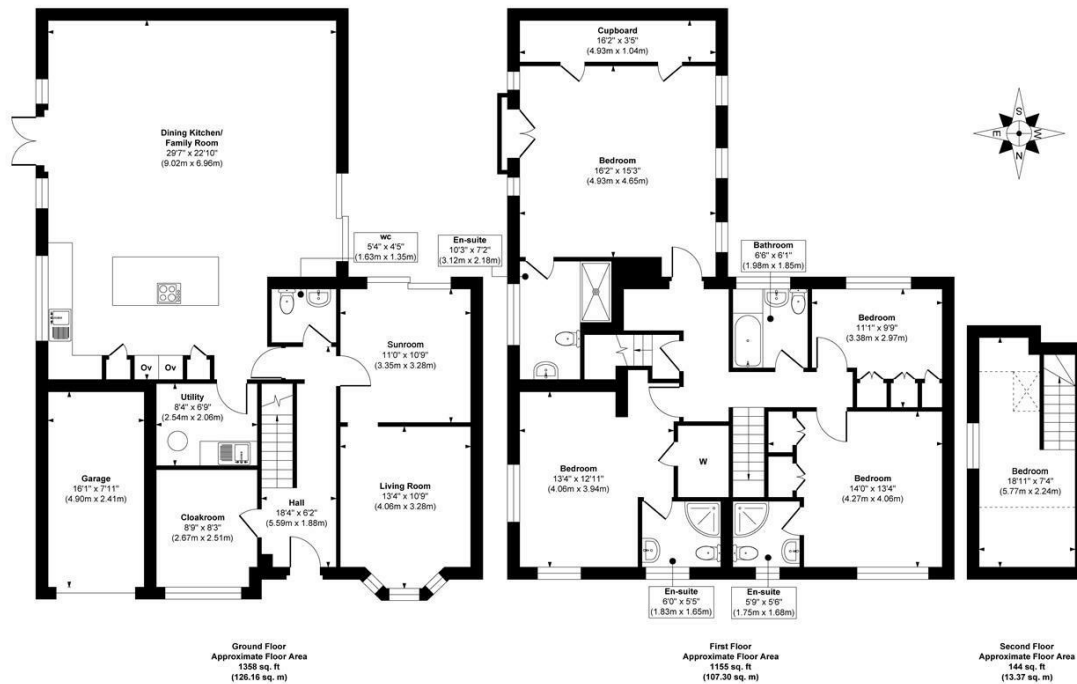
We are advised that the property has mains water, electricity, drainage and gas/

LOCAL AUTHORITY

Leeds City Council

1 MILNE COURT

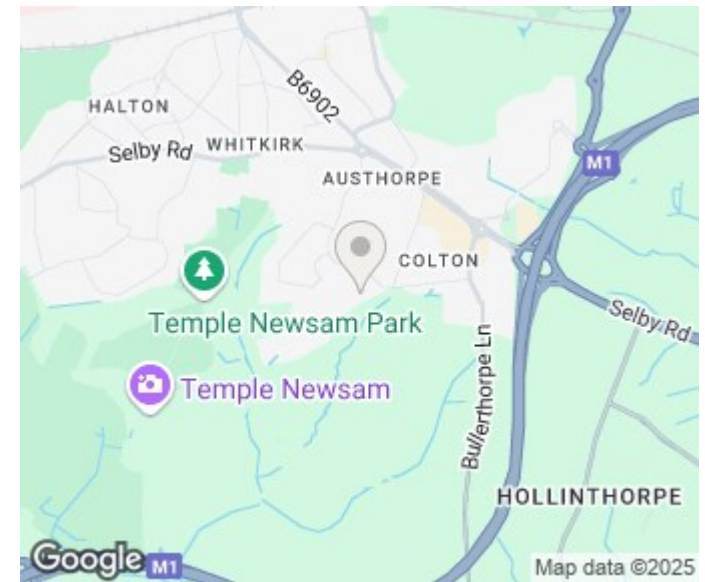




Approx. Gross Internal Floor Area 2657 sq. ft / 246.83 sq. m

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	73	80
(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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