



9 MILNTHORPE LANE  
WETHERBY, LS23 6SW

£610,000  
FREEHOLD

Monroe is delighted to present this impressive 2,075 sqft family home set over 3 floors. This property is being offered to the market chain free.

MONROE

SELLERS OF THE FINEST HOMES

# 9 MILNTHORPE LANE

- Detached 5 Bedroom Home • Chain Free
- Exceedingly Private Rear Garden • Bi-Fold Doors
- Principle Bedroom Suite • Driveway and Garage
- 2,075 sqft • EV Charging Point • Popular Village Location
- Excellent Connections to Leeds and York City Centres



Located in the ever-popular village of Bramham, this beautifully presented five-bedroom detached property provides generous and versatile living space ideal for families. Designed with both style and functionality in mind, the home boasts a modern layout, quality finishes throughout, and an abundance of natural light.

At the heart of the property is a stunning open-plan kitchen and dining area, ideal for everyday living and entertaining. The space boasts solid oak flooring, oak worktops, a built in wine fridge and a cosy log burner. Sleek cantilevered bi-fold doors open out onto the rear garden, creating a seamless flow between inside and out. The spacious lounge features a gas fireplace and French doors to the rear garden, offering a cosy yet bright setting for relaxing. Completing the ground floor is a practical utility room, a guest WC, and a dedicated study, perfect for remote working or as a children's playroom.

The first floor hosts four well-proportioned bedrooms, one of which benefits from its own contemporary en-suite shower room. A stylish family bathroom serves the remaining bedrooms on this level.

The top floor of the property is the impressive principal bedroom suite, featuring Velux windows and a luxurious en-suite bathroom. The en-suite includes a walk-in shower, a freestanding bath, and even a built-in television, offering a truly indulgent space to unwind.

Externally, the home includes an integrated garage, a driveway, EV charging point and additional off-road parking. The front garden is attractively landscaped, while the exceedingly private and large rear garden provides a peaceful retreat with a decked area which is ideal for alfresco dining and summer entertaining.

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

## ENVIRONS

This outstanding home combines comfort, elegance, and practicality, all within a vibrant village setting. Bramham itself offers convenient local amenities, with nearby Boston Spa providing additional shops, schools, and eateries. The market town of Wetherby is just three miles away, and excellent transport links make commuting to Leeds, York, and Harrogate easy.

## REASONS TO BUY:

- Chain Free
- Thoughtfully Extended
- 5 Generous Bedrooms
- Bi-fold Doors to the Private Rear Garden
- Principle Bedroom with Luxurious En-Suite
- Driveway for 3 Cars plus Integrated Garage
- Dedicated Study

- Living Room with Patio Doors

## 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.

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