



10 BROOKSIDE
WETHERBY, LS22 5AN

£320,000
FREEHOLD

Do you want an extended 3-bed semi, in the sought-after Village of Collingham?

MONROE

SELLERS OF THE FINEST HOMES

10 BROOKSIDE

- Extended Semi Detached Home • Three Bedrooms • In The Heart Of Collingham • 1157 Sqft • Driveway • Utility • Private Garden • Excellent Amenities • Travel Links • Access To Outstanding Schools



Monroe presents 10 Brookside, a wonderful three-bedroom semi-detached home located on a quiet road in Collingham, close to shops and a bus stop. This property features a driveway, a private garden, and offers a spacious 1,157 square feet of living space. The south-facing rear garden provides lovely outdoor space, and the home is within proximity to Lady Elizabeth Hastings Primary School.

Inside, you will find an entrance hall, a utility room, a spacious kitchen diner, a playroom, a separate living room, and a guest WC.

Upstairs, there are three generously sized bedrooms and a modern family bathroom.

Outside, the delightful south-facing rear garden invites you to relax on its charming patio. At the front, there is a convenient driveway that accommodates multiple vehicles, along with a landscaped front garden.

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

- Semi Detached Home
- Spacious Kitchen & Utility
- Three bedrooms
- House Bathroom
- Living Room & Playroom
- South Facing Garden
- Highly Sought-After Location
- Superb Amenities

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

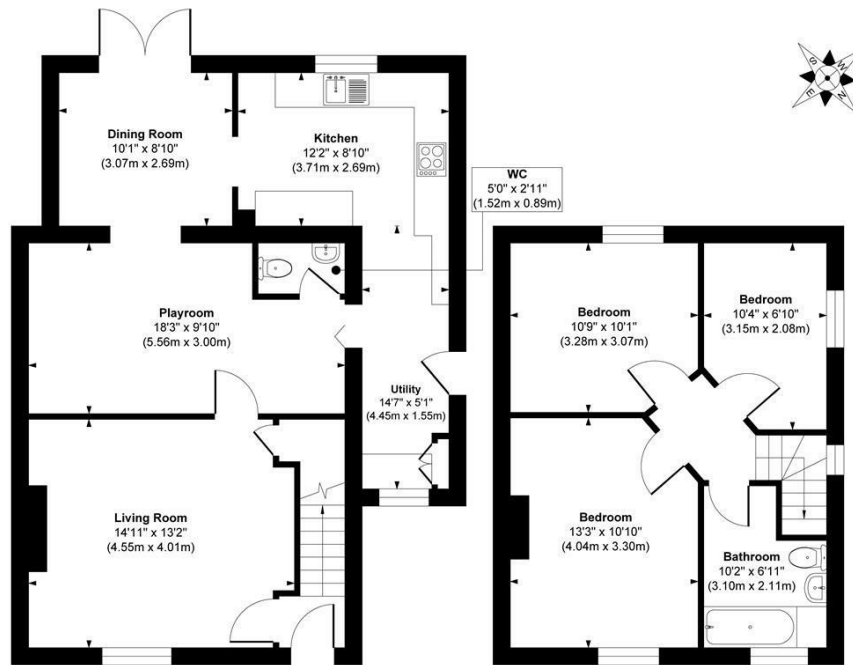
vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

10 BROOKSIDE





Ground Floor
Approximate Floor Area
732 sq. ft
(68.00 sq. m)

First Floor
Approximate Floor Area
425 sq. ft
(39.48 sq. m)

Approx. Gross Internal Floor Area 1157 sq. ft / 107.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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