



Woodland Mews, Thorp Arch, LS23 7DA

Guide Price: £375,000

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Occupying a prime position within one of the region's most sought-after villages, is this skilfully modernised family home. This most sensational home enjoys a wonderful open aspect across rural countryside, yet is within easy commutable distance of Wetherby, Harrogate and Leeds.

On approaching the property, the discerning purchaser is first greeted via a formal entrance hallway which provides integral access to the single garage and guest w.c. The fabulous open plan living dining kitchen offers a wealth of quality fitted appliances and in turn leads to the private rear garden.

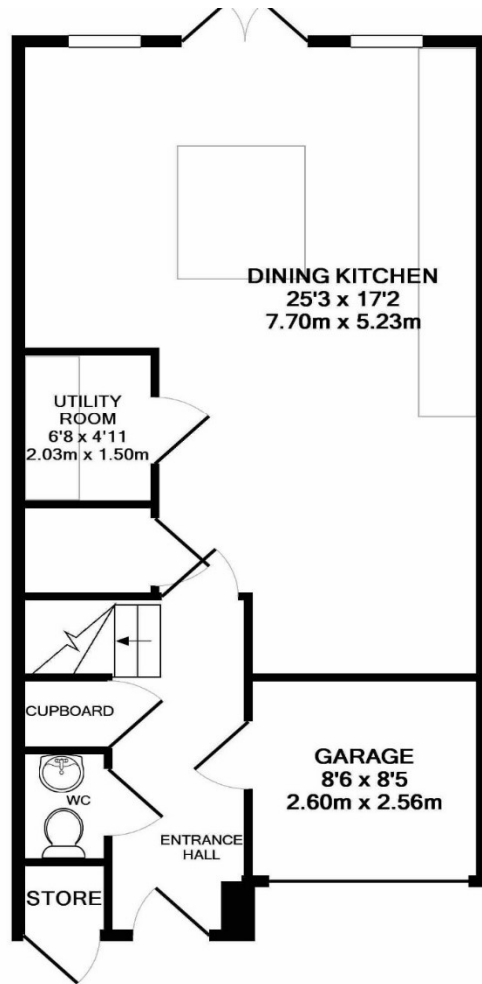
From the entrance hallway, access is gained to the first floor which features a fabulous sitting room to the rear of the property which incorporates a 'Juliet Balcony', providing an open outlook across the countryside beyond. To the front of the property resides an elegant master suite which is serviced by its own en-suite shower room.

Stairs from the first-floor landing lead to the second floor which features a marvellous guest suite which features a vaulted ceiling with Velux windows and is again serviced by its own modern en-suite shower room. There are a further two good size bedrooms and a modern appointed house bathroom which features 'Jack & Jill' access to bedroom three.

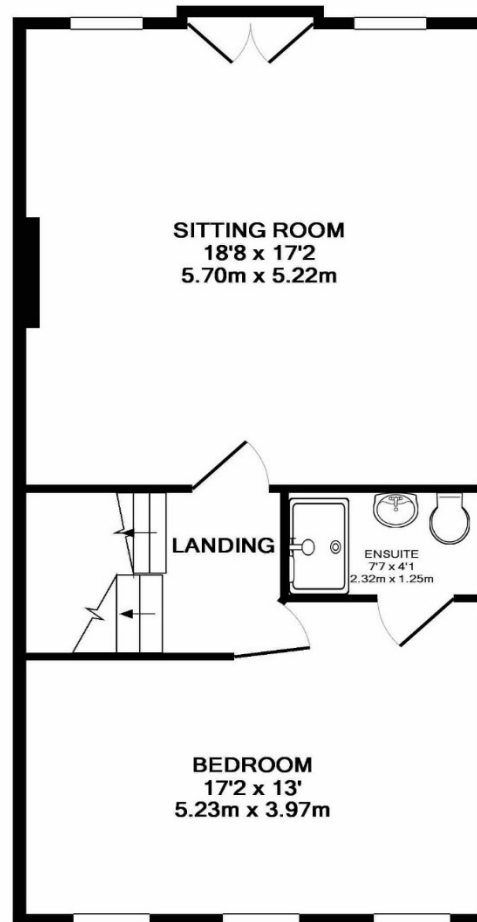
Accessed via a private drive, the gardens of this home lie predominately to the rear of the property. Delicately planned and landscaped by the current owner to ensure the thorough enjoyment of this peaceful setting, this wonderful garden is further enhanced by the inclusion of a stone flagged patio area that provides for an ideal space for al fresco. The property is also within easy walkable distance of the developments green which provides an ideal area for children of all ages to enjoy.

Thorp Arch enjoys a thriving community spirit with renowned school, picturesque church and popular inn. Boston Spa is only a short distance away and provides excellent amenities for all daily needs and schools for all age groups. The area is exceptionally well served by an outstanding road network and is less than two miles from the A1/M motorway giving speedy access to the region's motorway network and Leeds city centre.

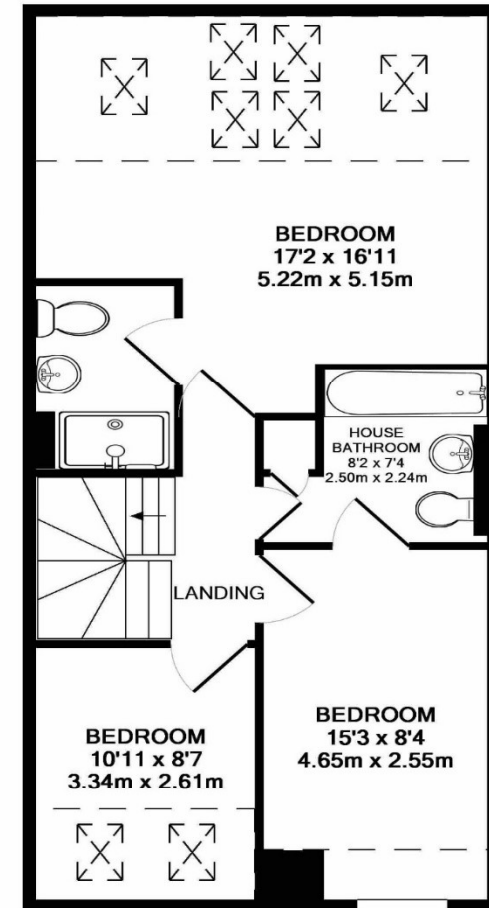
Council Tax Band: E



GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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