

11 Ludlow Croft, Thorp Arch, LS23 7GH

Key Features

- A beautifully presented detached home
- Many enhancements and upgrates throughout
- Italian tiled flooring to the ground floor
- Living room with log burner
- Open plan kitchen/diner with doors to garden
- Separate office
- Four double bedrooms
- Three bathrooms & guest W.C.
- Air conditioning to office and 2 bedrooms
- Single garage & E.V. charging point







A beautifully presented four bedroom detached home which has been enhanced with many upgrades by the current owner, overlooking communal greenspace.











To the ground floor, with imported Italian tiling throughout, there is a sitting room with a recently installed log burner and an office, with Dakin air conditioning unit, both overlooking the well maintained communal greenspace. The open plan dining kitchen runs across the back of the house, with double doors to the rear garden. There are a range of integrated appliances including a double Bosch oven, a dishwasher, a fridge/freezer, a Quooker boiling water tap and an AEG drinks fridge. The kitchen leads to the utility room which has space and plumbing for a washing machine and tumble dryer. All light switches have been changed to top of the range brass sockets, some with USB and USC charging points.

To the first floor are four double bedrooms, two of which have Dakin air conditioning units. The principal bedroom benefits from fitted wardrobes and a modern ensuite shower room. Two of the bedrooms, to the front, are connected with a dual access shower room and there is a contemporary house bathroom. The landing gives access to the loft which has been boarded with a ladder.

The gardens, both front and rear, have been professionally landscaped. The fully enclosed west facing rear garden has high quality artificial grass, perfect for those who want a lawned area without the maintenance. The property also has the benefit of a car charging point and single garage.

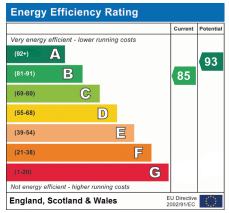
Thorp Arch is only a short distance to Boston Spa and Wetherby which offer both primary and secondary schools, independent shops, supermarkets, bars and restaurants. The A1(M) motorway is within two miles and provides easy access to the region’s motorway network.

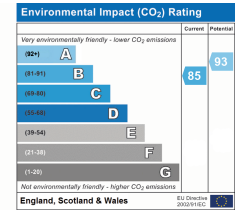
We have been advised by our vendor that there is an annual payment of £163.00 to cover the maintenance of the communal greenspace.

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

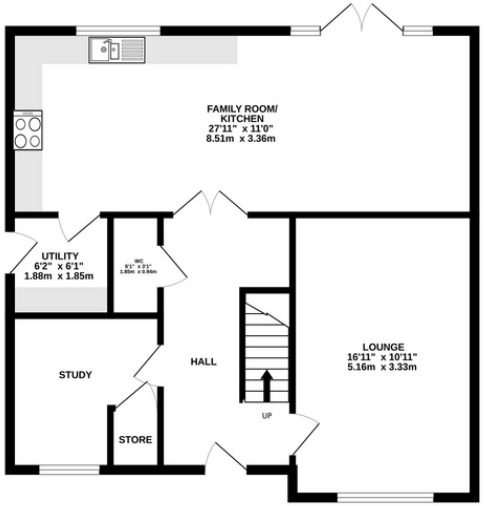




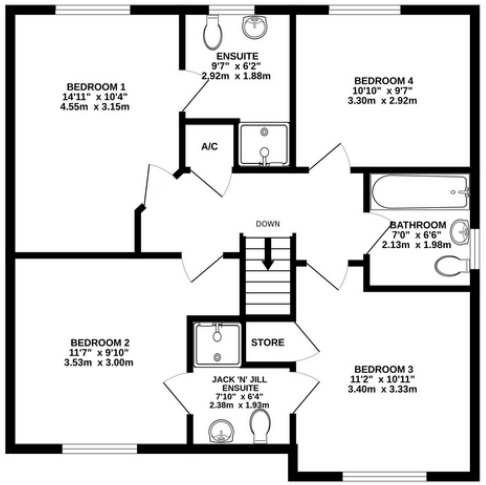




GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

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