



## 48 WHINMOOR COURT

LEEDS, LS14 1NX

£425,000  
FREEHOLD

Looking for a stunning, well-maintained home that's ready to move into?

MONROE

SELLERS OF THE FINEST HOMES

## 48 WHINMOOR COURT

- Detached Home • Well Maintained Throughout • Four Bedrooms • Garden Room • 1313Sqft • Driveway • Garden & Patio • Excellent links to Leeds • South East Facing Rear Garden • Close to Roundhay Park



Monroe is excited to present this fantastic family home, offering an impressive 1,313 square feet of light and spacious living, perfectly designed for modern family life. Located within easy reach of local shops and amenities, this property offers both convenience and comfort. This exceptional property also offers the added convenience of a separate utility room and a downstairs WC, adding to the home's practicality. The garden is south east facing and ideal for the summer months.

Upon entering, you are welcomed into a hallway that leads to a bright and airy living room, complete with French doors opening out to the garden. The open-plan kitchen diner is a real highlight, featuring modern fitted appliances, a central kitchen island, and ample space for a dining table making it an ideal space for both cooking and entertaining. This exceptional property also offers the added convenience of a separate utility room and a downstairs WC, adding to the home's practicality.

The first floor offers three well-proportioned double bedrooms with fitted wardrobes, as well as a single bedroom, perfect for use as a home office or children's room. The sleek, contemporary family bathroom is also located on this floor.

Externally, the property benefits from a driveway with parking to the front and a low-maintenance rear garden, complete with an astroturf lawn and patio – perfect for

outdoor relaxation and entertaining. The added bonus of a versatile garden pod provides endless possibilities, whether you need a home office, gym, or additional living space.

This property is an ideal choice for growing families, and with its excellent location, modern finishes, and versatile living spaces, it's sure to be snapped up quickly.

To arrange your viewing, please contact us today at Monroe Boston Spa

### ENVIRONS

Whinmoor Court is ideally located in a sought-after development on the eastern edge of Leeds, offering unbeatable convenience for both work and leisure. Situated just minutes from the M1 and A1 motorways, it provides excellent connectivity to the wider region, with easy access via the new East Leeds Orbital Road. For those who enjoy outdoor activities, Roundhay Park, one of the largest and most beautiful parks in the city, is just a short drive away. Additionally, Street Lane, renowned for its vibrant selection of eateries, cafés, and bars, is only a 4-minute drive, making it the perfect spot for dining and socializing.

With such a prime location, Whinmoor Court is an ideal choice for anyone seeking a blend of convenience,



green space, and local amenities.

#### REASONS TO BUY

- Beautifully presented throughout
- Great connectivity
- Superb Amenities Close By
- Four Bedrooms
- Open Plan Kitchen Diner
- Spacious Throughout
- Driveway
- Garden Pod Ideal Office/Gym
- Private Garden With Patio
- South East Garden

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

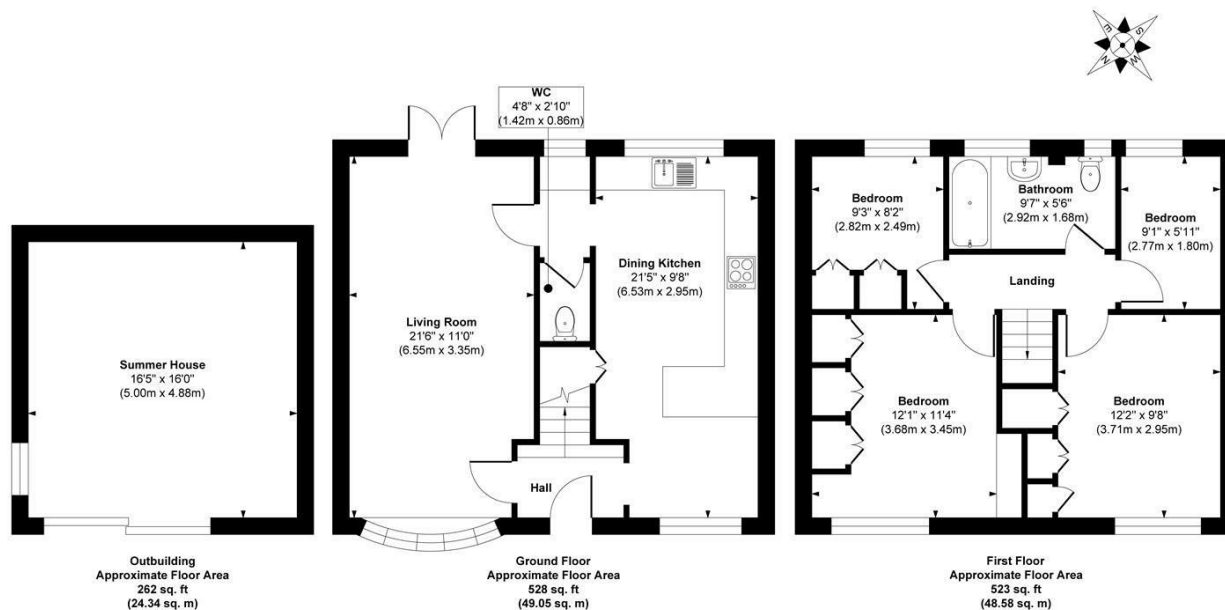
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 48 WHINMOOR COURT





**Approx. Gross Internal Floor Area 1313 sq. ft / 121.97 sq. m (Including Outbuilding)**

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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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