



## 1 EVERSLEY VIEW

LEEDS, LS14 3HP

£570,000  
FREEHOLD

Eversley View is a beautifully presented family home providing three bedrooms, two reception rooms, a recently fitted kitchen, a home office, and a gym. The property is set in half an acre of woodland and boasts fabulous greenbelt views offering a tranquil retreat from the hustle and bustle of everyday life. - To book your viewing call Monroe.

MONROE

SELLERS OF THE FINEST HOMES



# 1 EVERSLEY VIEW

- Beautifully presented family home
- Three double bedrooms
- Beautifully appointed family bathroom and an en-suite
- Modern kitchen diner
- Two reception rooms
- Home Office
- Gym
- Half-acre gardens and woodland
- Stunning greenbelt views
- Sought After Location



Welcome to Eversley View, a stunning family home in the popular village of Scarcroft. This charming property boasts two reception rooms, three double bedrooms, and a recently fitted farmhouse kitchen all in a beautifully secluded woodland setting.

You enter the property through a porch into a spacious dining kitchen that has been recently fitted in a farmhouse style and features oak worktops, integrated Zanussi appliances, and a slate-tiled floor. The two reception rooms include a formal lounge with a working feature fireplace and a family room with patio doors onto the rear courtyard garden. The fourth bedroom is also on the ground floor along with a beautifully decorated family bathroom and a utility room.

Upstairs are two further bedrooms including the principal suite which benefits from a contemporary ensuite and fitted wardrobes. This has recently been remodelled by the current owners.

One of the standout features of this property is the peaceful and secluded setting, this home sits in half an acre of gardens and woodland. The beautiful greenbelt views further enhance the tranquil ambiance of the location, creating a truly idyllic setting. The block-paved driveway provides ample off-road parking and the double garage has been renovated to include a home office and gym.

Don't miss the opportunity to make this wonderful house your home.

## ENVIRONS

The property is situated within Scarcroft Village, and despite being situated in an idyllic location, this home is just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is only a short drive away at Alwoodley Gates and there are many fashionable shops along Street Lane at nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.

## REASONS TO BUY

- Beautifully presented family home
- Three bedrooms
- Beautifully appointed family bathroom and an en-suite
- Modern kitchen diner
- Two reception rooms
- Half-acre gardens and woodland
- Stunning greenbelt views
- Sought After Location
- New reworked upstairs layout providing two double bedrooms, one with ensuite

## SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

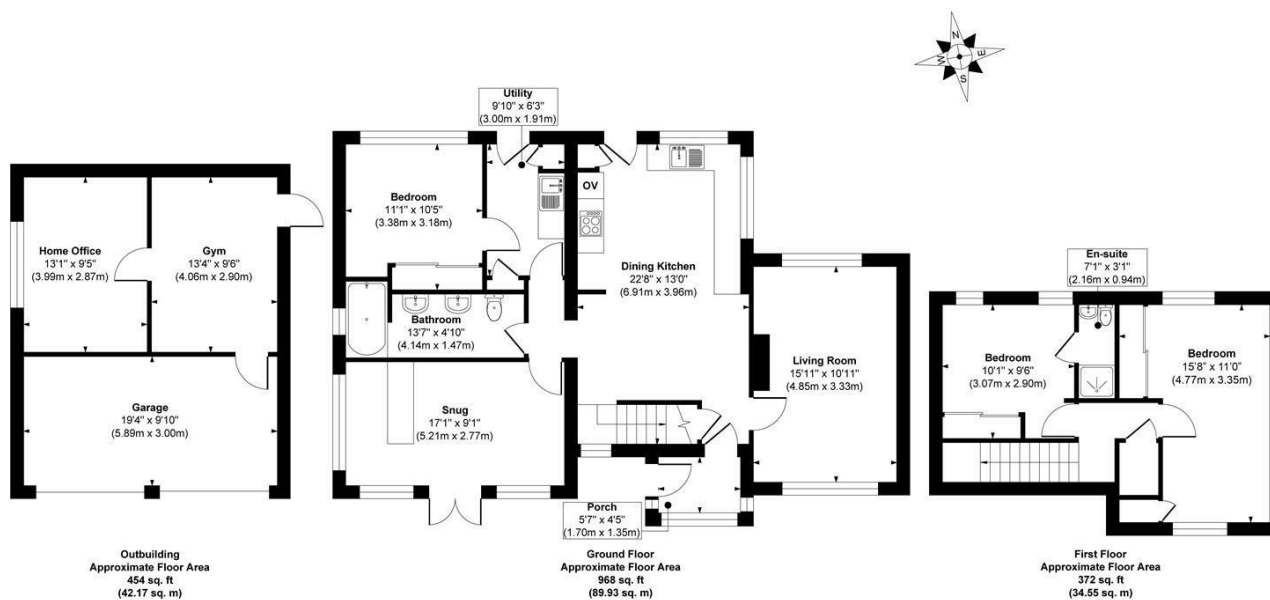
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

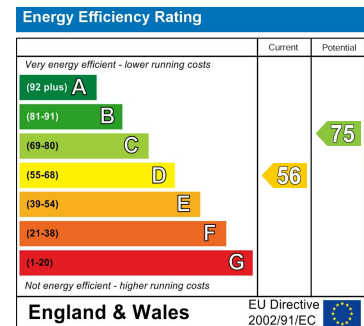
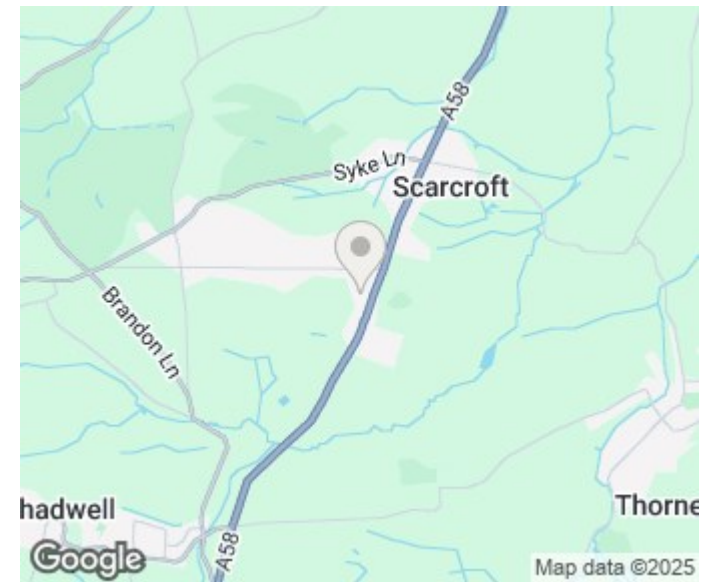
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**Approx. Gross Internal Floor Area 1794 sq. ft / 166.65 sq. m (Including Outbuilding)**

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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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