



## 2 BINGLEY BANK

LEEDS, LS17 9DW

£750,000  
FREEHOLD

Nestled in the charming village of Bardsey, Leeds, this impressive detached house on Bingley Bank offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,651 square feet, this property is ideal for families seeking a generous home with ample room for entertaining and relaxation.

MONROE

SELLERS OF THE FINEST HOMES

## 2 BINGLEY BANK

- Thoughtfully Extended Detached Family Home
- Chain Free
- Sought After Bardsey Village
- 2,651 Sqft
- Open Plan Dining Kitchen
- Cosy Log Burner
- Quiet Cul De Sac
- Double Garage plus Spacious Driveway
- Private Garden
- Excellent School Catchment Location



Discover an exquisite detached four-bedroom family home situated in the highly sought-after village of Bardsey.

Upon entering, you are welcomed by a bright and inviting hallway that opens into a stunning open-plan living, kitchen, and dining area. A feature window floods the space with natural light, creating a warm and airy atmosphere. This floor also features a playroom, a study, a utility room, a formal living room, and a convenient guest WC.

The recently renovated luxury kitchen impresses with a stylish dining island, elegant countertops, and magnificent bi-folding doors that lead out to a sun-drenched, east-facing garden. This delightful kitchen flows seamlessly into the dining area, which is enhanced by feature windows and a cosy living space complete with a charming log-burning stove. It's the ideal setting for unforgettable gatherings.

On the first floor, you'll find a primary bedroom that boasts a lavish En-Suite bathroom. There are also three additional double bedrooms two equipped with fitted wardrobes all conveniently served by a modern house bathroom.

Externally, the front of the property features a lawned garden and a spacious driveway with access to a double garage. At the rear, you'll find a lovely decking area and

a well-maintained garden.

This home has been tastefully extended and represents the perfect family retreat, complete with proximity to outstanding schools and beautiful countryside walks.

### REASONS TO BUY

- Chain Free!
- Stunning Detached Family Home
- Four Double Bedrooms
- House bathroom and En Suite
- Show-Stopper Living Kitchen Diner
- Modern and Stylish Throughout
- East-Facing Garden with an Indian Stone Terrace
- Highly Sought-After Location
- Excellent School Catchment Location

### ENVIRONS

The property is located in the historic village of Bardsey, which was mentioned in the Domesday Survey of 1086. Bardsey boasts an excellent primary school, a parish church, a village tennis club, and the well-established Bingley Arms Public House. Additionally, the property offers convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city center. The nearby village of Collingham provides a good range of amenities, and the popular market town of Wetherby is also easily

accessible.

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

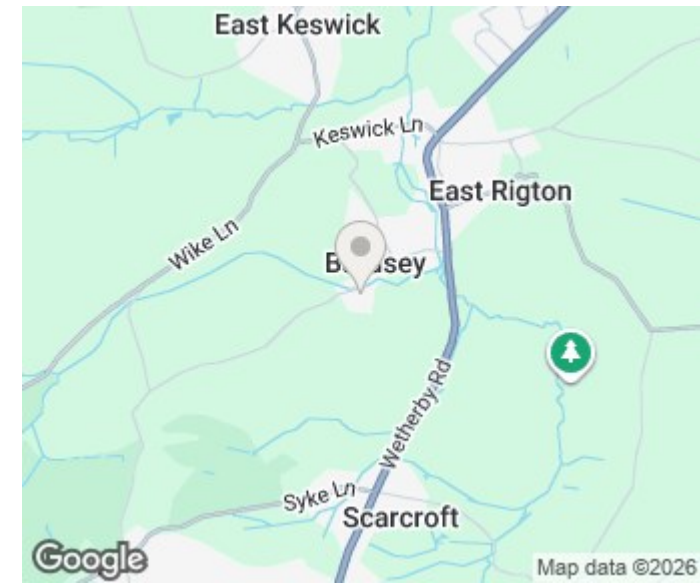
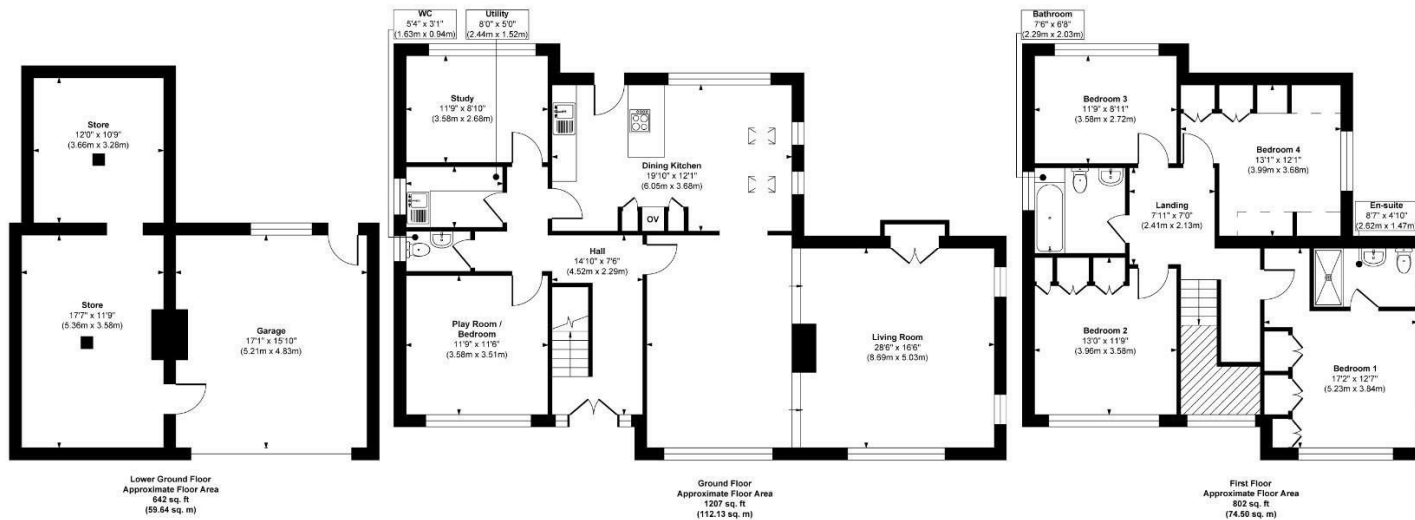
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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**Approx. Gross Internal Floor Area 2651 sq. ft / 246.26 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	80
(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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