



2 BROADWAY
LEEDS, LS15 0LX

£525,000
FREEHOLD

Discover a beautifully crafted property with high-quality finishes, featuring a dedicated home office and a separate living area tailored to your lifestyle.

MONROE

SELLERS OF THE FINEST HOMES

2 BROADWAY

• Semi Detached Family Home • Spacious
Throughout • Very Well Presented • Built In
Speakers Inside & Outside • Primary With
Ensuite • Four/Five Bedrooms • Private Well
Designed Garden • Electric Gates • Two Evonic Fires
with Smart Controls • Excellent Amenities & Travel
Links



Monroe is proud to present this unique large executive four/five bedroom home for sale. Finished to an exceptional standard, it ensures a luxurious living experience. The property also features a multi-functional room, providing a separate space for home workers or hobby enthusiasts. It offers a generous 2,179 square feet of living space.

As you step inside, you are greeted by a grand and airy entrance hallway that sets the tone for the rest of the home. This expansive corridor elegantly guides you to a formal living room, where the ambience is warmed by a sleek Evonic fire that serves as a stunning focal point. Adorning one wall, a sophisticated media wall enhances the space, providing both style and functionality for your entertainment needs.

The expansive kitchen, living, and dining area boasts an abundance of natural light and is beautifully finished to an exceptional standard. The kitchen is equipped with high-quality Bosch appliances, elegant quartz worktops, and a stylish wine fridge, perfect for wine enthusiasts. A sleek Kaiser gas hob offers precise cooking control, while a Quooker hot tap provides instant boiling water for all your culinary needs.

The space is enhanced by two sets of bi-folding doors, which effortlessly open up to reveal a charming west-facing garden, creating a seamless indoor-outdoor flow ideal for entertaining or enjoying a peaceful retreat.

Additionally, the practicality of the home is elevated by a well-appointed utility room and a convenient downstairs WC, ensuring that every aspect of modern living is catered for.

Upstairs, the property boasts a charming layout with four inviting bedrooms. One of these bedrooms is particularly luxurious, featuring a sleek modern en suite complete with a stylish dressing area. The house bathroom is a contemporary oasis, offering a relaxing atmosphere with both a spacious separate shower and a deep soaking bath, perfect for unwinding after a long day.

The multi-use room currently serves as a salon but offers endless possibilities, such as a home gym or professional studio. It features stylish wall and base units, a stainless steel sink, and a convenient WC. Natural light pours in through the bi-fold doors, and the room is fully alarmed and secured for safety and privacy.

The rear garden is beautifully landscaped and features outdoor speakers, lighting, and security measures. The spacious lower-level patio, enhanced by bi-fold doors, creates an excellent space for entertaining. On the upper level, you'll find a lawn and a gravel seating area. The front of the property includes a large parking area, an electric front gate, and an intercom system.

ENVIRONS

Situated in a highly convenient and popular area east of Leeds, this location boasts a variety of local attractions and amenities. Temple Newsam House is just a short distance away, accompanied by its beautiful grounds and golf course. There are several schools for children of all ages, local parks, and excellent shopping facilities. The Springs at Thorpe Park features a diverse selection of restaurants and a cinema.

Halton and Colton, you'll find numerous restaurants, pubs, microbars, and accommodation options for overnight stays. For commuters, there is excellent vehicular access to the A63, A58, A64, and A1/M1 links.

REASONS TO BUY

- Semi-Detached Family Home
- Peaceful Location
- Superb amenities nearby
- Four/five Bedrooms
- Private Landscaped Garden
- Driveway

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

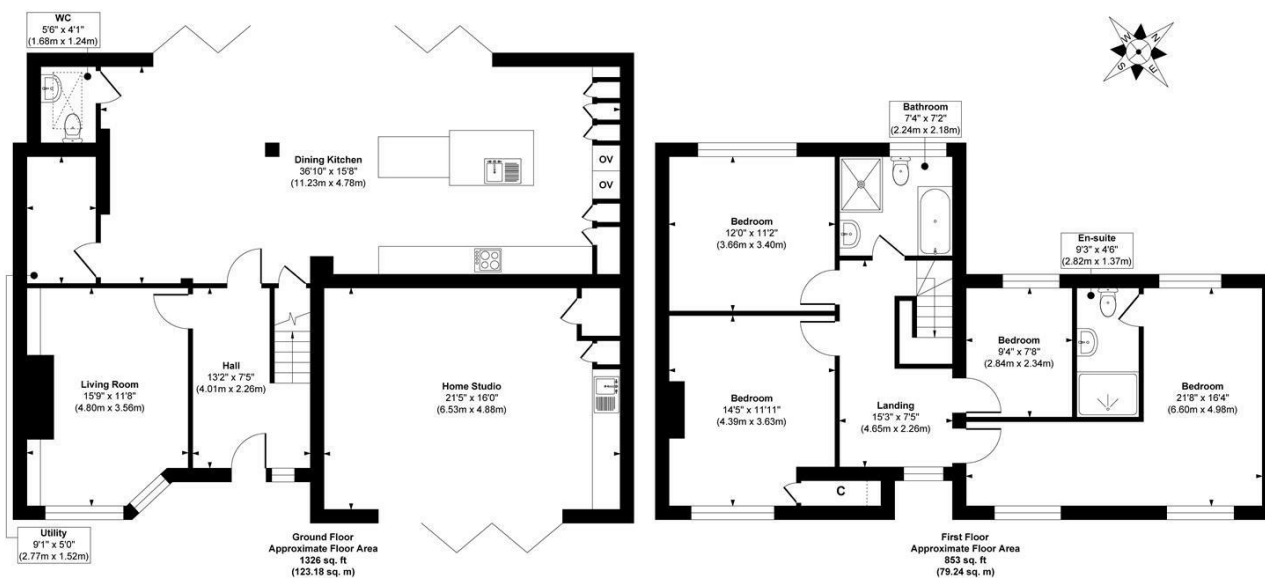
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

2 BROADWAY

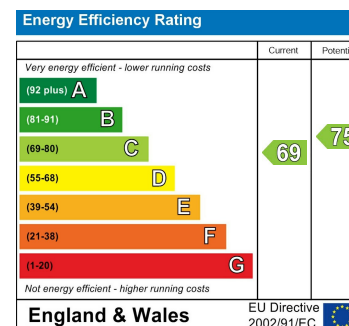
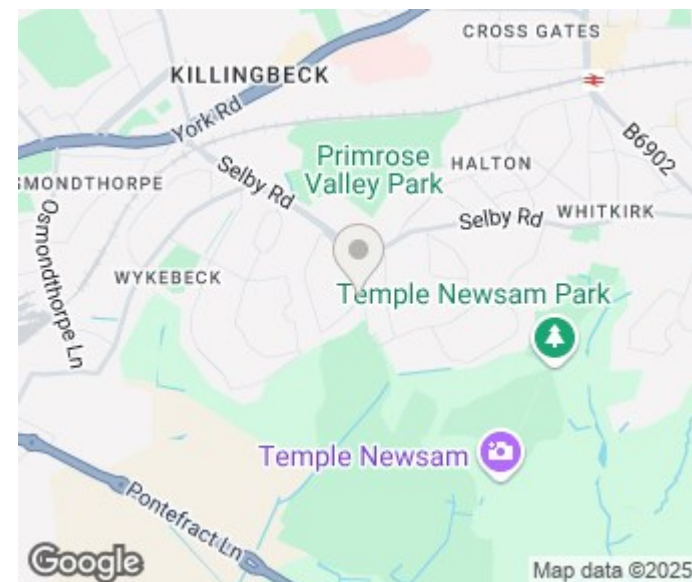




Approx. Gross Internal Floor Area 2179 sq. ft / 202.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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