



4 WENDEL AVENUE
LEEDS, LS15 4JU

£360,000
FREEHOLD

Are you looking for a spacious bungalow with a south west garden?

MONROE

SELLERS OF THE FINEST HOMES

4 WENDEL AVENUE

- Detached Bungalow • Two Bedrooms • Garage • Driveway • South West Private Garden • Rural Setting • 1099 Sqft • Full of Potential



Discover an exceptional opportunity with tremendous potential! This impressive two-bedroom detached bungalow offers 1,099 Sqft of living space and features a desirable southwest-facing garden.

Step inside to find a welcoming entrance hallway that leads to a bright living room complete with a large bay window. The bungalow also includes a well-appointed kitchen-dining room and a comfortable snug, perfect for relaxation. With two generously sized bedrooms and a stylish house bathroom, this home perfectly combines space and functionality.

Outside, you'll enjoy a spacious plot with beautifully landscaped gardens in both the front and rear. This property provides ample off-street parking and a single garage, enhancing its appeal.

Don't miss out on this fantastic opportunity! Contact Monroe today to schedule your viewing.

ENVIRONS

Highly sought-after Barwick in Elmet is an attractive village three miles from the A1 and within commuting distance of Leeds, York, and Harrogate. It offers a selection of shops, schools, and facilities with further amenities in the market town of Wetherby nearby.

REASONS TO BUY

- Chain-Free
- Detached Bungalow
- Two Spacious Bedrooms
- House Bathroom
- South-West Facing Rear Garden
- Single Garage
- Ample off-Street Parking
- Convenient village location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

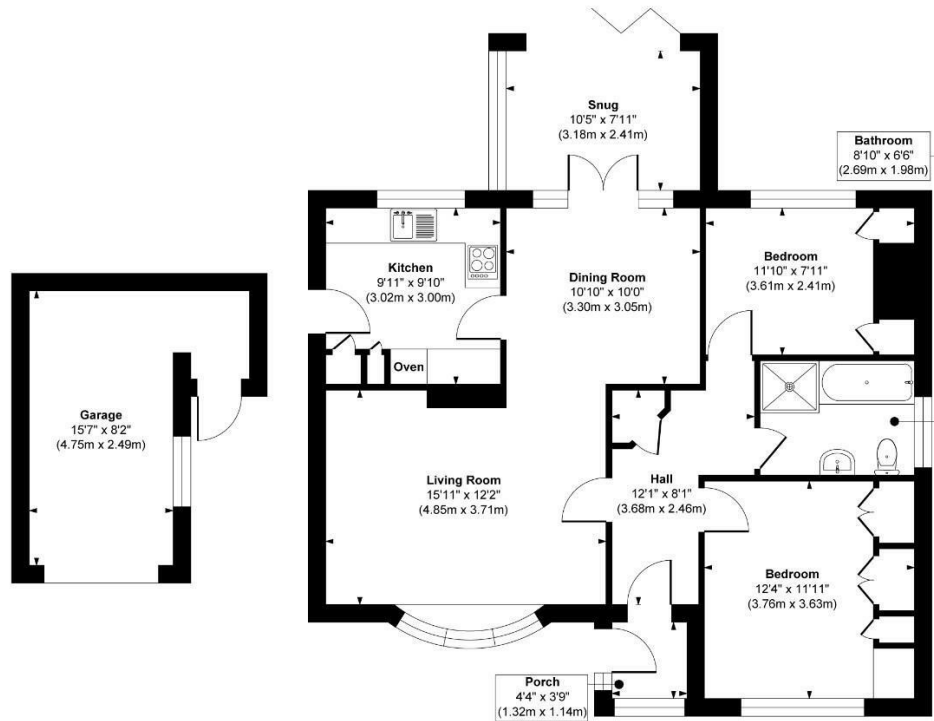
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

4 WENDEL AVENUE





Garage
Approximate Floor Area
149 sq. ft
(13.84 sq. m)

Ground Floor
Approximate Floor Area
950 sq. ft
(88.25 sq. m)

Approx. Gross Internal Floor Area 1099 sq. ft / 102.09 sq. m

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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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