



1 EDWIN AVENUE
LEEDS, LS20 8QJ

£425,000
FREEHOLD

Searching for a stunning three-bedroom property? This beautifully refurbished home spans three elegant floors, blending charm with modern comfort ideal for your next chapter.

MONROE

SELLERS OF THE FINEST HOMES

1 EDWIN AVENUE

- Stunning Semi Detached • Three Double Bedrooms • Large Open Plan Kitchen and Dining Area • Large Lounge With Balcony • Primary Bedroom with Free Standing Bath • Garage & Driveway • Quiet Location • 5 Minutes walk to Train Station - 14 Mins to Leeds • Walking Distance To All Local Amenities • Great Schools & Countryside Nearby



Monroe is delighted to present this beautifully renovated semi-detached property, featuring a charming balcony and a serene private garden, inviting you to experience a life of comfort and inspiration.

Upon entering the front door of this exceptional family home, you are welcomed by a spacious entrance hallway that sets the tone for a comfortable lifestyle. The property seamlessly transitions into a stunning kitchen diner, which is designed for both functionality and enjoyment, and provides access to a private garden retreat. Additionally, there is a convenient concealed WC located under the stairs.

The centrepiece is the impressive kitchen diner, featuring built-in appliances, a wine cooler, double oven, and a spacious breakfast island that invites culinary exploration. On the first floor, discover the elegant formal lounge, complete with a breath taking balcony, perfect for entertaining and creating lasting memories. You'll also find a generous double bedroom and a convenient guest toilet.

The top floor is a true sanctuary, showcasing the principal suite adorned with bespoke fitted wardrobes and a luxurious freestanding bath. It further includes a modern family bathroom promoting comfort and sophistication in every corner.

Step outside to a low-maintenance private garden at

the rear, featuring a landscaped lawn and a gravel area, perfect for enjoying sunny days with family and friends. At the front, you'll find access to a single garage and a driveway offering off street parking..

Book your viewing for this stunning, fully renovated home it's ready for you to move in!

Contact Monroe today!

Reasons to Buy

- Three-bedroom family home
- Spacious kitchen-diner with access to the garden
- Generously sized bedrooms
- Modern, fully tiled house bathroom
- Large, low-maintenance rear garden
- Private parking and single garage
- Rich in local amenities 5 minute walk away
- Easily accessible transport links
- Excellent school catchment area
- 5 minute walk to train station

ENVIRONS

Situated near Guiseley's lively centre, this home provides easy access to various amenities, including a local health club, restaurants, cafés, shops, and well-respected schools. Guiseley train station ensures quick

connections to Leeds, Bradford, and beyond, making it ideal for commuters.

Guiseley is a desirable area that blends countryside charm with local conveniences. The neighbourhood features excellent schools and a variety of dining options within walking distance.

With fast train services to Leeds, Bradford, and Ilkley, commuting is a breeze. Main roads connect to Leeds, Bradford, and Harrogate, while the motorway system and Leeds Bradford International Airport are nearby.

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.

In Accordance with the Estate Agents Act 1979, we must disclose that this property is being sold on behalf of a staff member.

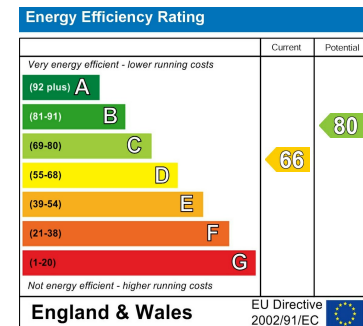
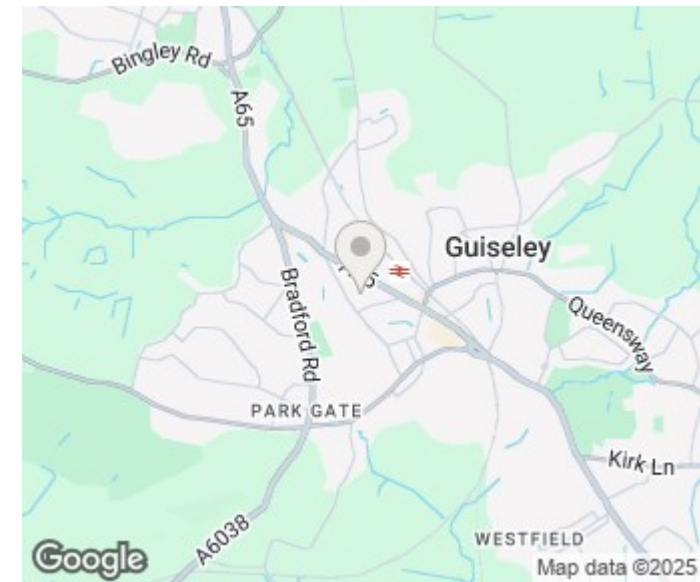
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Approx. Gross Internal Floor Area 1390 sq. ft / 129.26 sq. m (Including Garage)

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

Boston Spa Sales
 181a, High Street Boston Spa
 Wetherby
 LS23 6AA

01937 534755
 bostonspa@monroeestateagents.com
 www.monroeestateagents.com

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