



73 RED HALL LANE
LEEDS, LS14 2EF

£360,000
FREEHOLD

Are you looking for a spacious four bed detached home with great amenities close by?

MONROE

SELLERS OF THE FINEST HOMES

73 RED HALL LANE

- CHAIN FREE • Detached Well Presented House • Four Bedrooms • Open Plan Kitchen • Formal Living Room With Bay Window • Garage • Spacious Driveway • 1377 Sqft • Private Garden • Great amenities



Monroe is thrilled to present 73 Red Hall Lane, a spacious family home located just off Wetherby Road. This property offers plenty of room for the entire family and is conveniently situated near Shadwell and Thorner, just four miles from Leeds.

As you enter the spacious hallway, you will find access to the stairs leading to the first floor and the formal living room featuring a bay window. At the rear, there is an open-plan living, dining, and kitchen area that includes a breakfast island and built-in appliances. Additionally, the first floor offers a study and a downstairs WC.

Upstairs, the property features three double bedrooms, a further single bedroom, and a modern, spacious house bathroom.

Outside, there is a spacious driveway and a detached single garage. The rear features a private garden with a lawn and a beautiful patio, filled with shrubs.

This home is fully move-in ready and features bright, spacious living areas.

ENVIRONS

Red Hall Lane is located on a popular development to the east of Leeds. This very convenient location is just a few minutes from the M1 and A1, and also offers superb

local connectivity via the new East Leeds Orbital Road. There are fantastic local attractions close by, including Temple Newsam House, a selection of schools for all ages, local parks, and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.

REASONS TO BUY

- Chain Free
- Detached Family Home
- Great Connectivity
- Superb Amenities Close By
- Four Bedrooms
- Open Plan Living
- Driveway with Garage
- Private Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

Chain Free

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.

73 RED HALL LANE





Approx. Gross Internal Floor Area 1377 sq. ft / 127.91 sq. m (Including Garage)

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		
(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

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

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

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