



14 LAUREL HILL WAY  
LEEDS, LS15 9EW

£550,000  
FREEHOLD

Are you searching for a perfect house that is ready for you to move in?

MONROE

SELLERS OF THE FINEST HOMES

## 14 LAUREL HILL WAY

- Detached House • Beautiful Finishes • Four Bedrooms • South Facing Garden • 1692 Sqft • Lounge With Media Wall • Open Plan Kitchen • Excellent Location • Travel Links



Monroe is excited to present this stunning four-bedroom home, finished to high standards and now available for sale. This exceptional property promises a luxurious living experience, featuring bright and airy living spaces, a partially converted garage, and a south-facing garden. With a generous 1,692 square feet of living space, it truly offers a comfortable and inviting atmosphere.

Upon entering, you are welcomed by a hallway that leads into the lounge, featuring a bespoke media wall. The expansive open-plan living area encompasses the kitchen, dining, and lounge spaces, filled with an abundance of natural light and finished to an exceptional standard. The kitchen is equipped with high-quality Neff and AEG appliances, built-in hot tap and includes a kitchen island with seating. This space opens into a bar area and has patio doors that lead out to the south-facing garden deck.

This fantastic home also offers a utility room and a guest WC, while part of the garage has been converted into a study and a storage cupboard.

Upstairs, the property features a charming layout with four inviting bedrooms. One of these bedrooms is particularly luxurious, as it includes a sleek modern en suite bathroom along with a stylish dressing area fitted with wardrobes. Additionally, there is another en suite and a separate house shower room.

Outside, the rear garden is south-facing and divided into two levels, showcasing a stunning patio and a lawn area adorned with beautiful shrubs. This space is perfect for entertaining family and friends.

Contact Monroe today to book your viewing of this stunning property!

### 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

- Detached Family Home
- High Spec Throughout
- Superb amenities nearby



- Four Bedrooms
- South Facing Garden
- Converted Garage

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

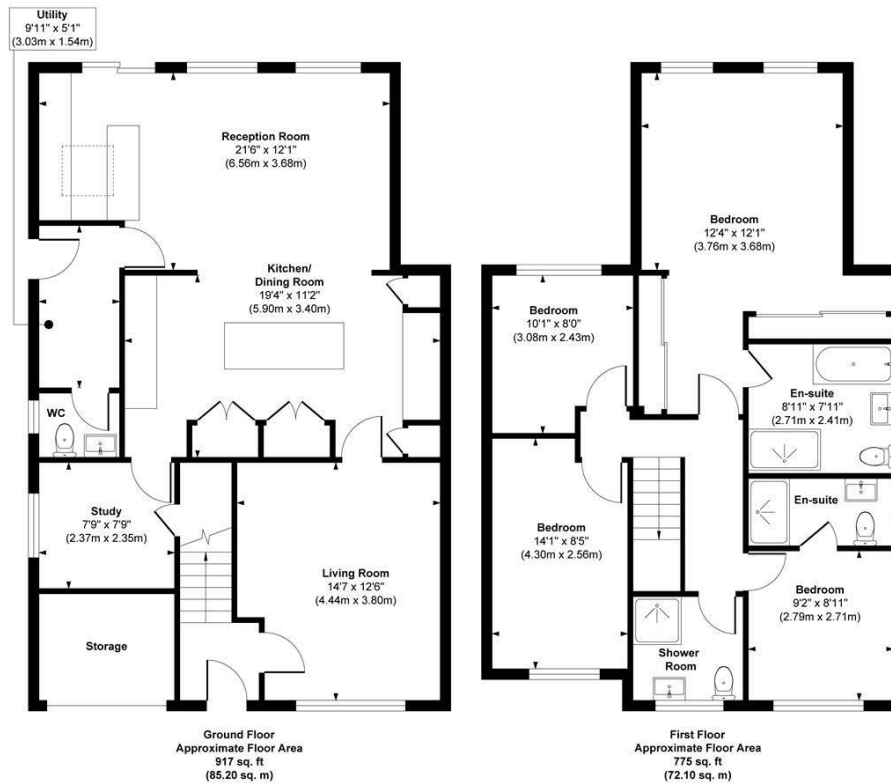
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 14 LAUREL HILL WAY





**Approx. Gross Internal Floor Area 1692 sq. ft / 157.30 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(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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