



46 GREEN LANE
LEEDS, LS15 7EW

£375,000
FREEHOLD

Well-presented three-bedroom family home with lounge, separate dining room, conservatory and extended kitchen with beautiful gardens in a convenient location.

MONROE

SELLERS OF THE FINEST HOMES

46 GREEN LANE

- Beautifully presented family home
- Three spacious bedrooms
- Extended kitchen
- Separate dining room
- Conservatory
- Large driveway
- Manicured gardens to the front and rear
- Garage
- Popular and convenient location



This three-bedroom family home offers an abundance of reception space, a private driveway with plenty of parking, and beautifully manicured gardens to the front and rear in a popular and convenient location.

This home boasts a bright and spacious lounge with a bay window and log-burning stove, a separate dining room with a feature fireplace, and doors into a light-filled conservatory with access to the rear garden. The kitchen runs the length of the ground floor and has modern units, a range cooker, and log burning stove.

Upstairs offers three double bedrooms and a large house bathroom.

Externally, there's a large driveway providing ample parking and a single garage. There are beautifully manicured gardens to the front and rear with plenty of space for alfresco dining and entertaining.

ENVIRONS

This popular and convenient location offers many amenities and local attractions including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks, and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park which boasts restaurants, cafes, a gym, and a cinema. For the commuter excellent vehicular access to A63, A58, A64,

A1 /M1 links, the Outer Ring Road, and East Leeds Orbital Route. Crossgates offers a train station and good bus routes to the city and surrounding areas.

REASONS TO BUY

- Beautifully presented family home
- Three spacious bedrooms
- Extended kitchen
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- Conservatory
- Large driveway
- Manicured gardens to the front and rear
- Popular and convenient location

SERVICES

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

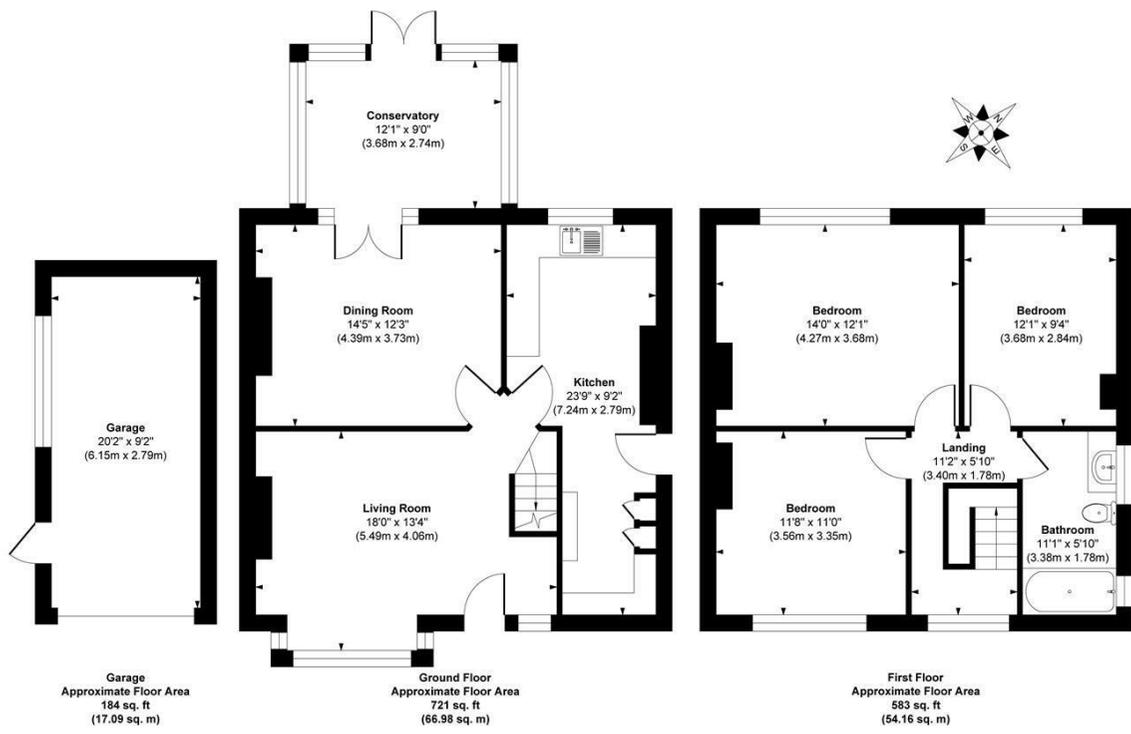
LOCAL AUTHORITY

Leeds City Council

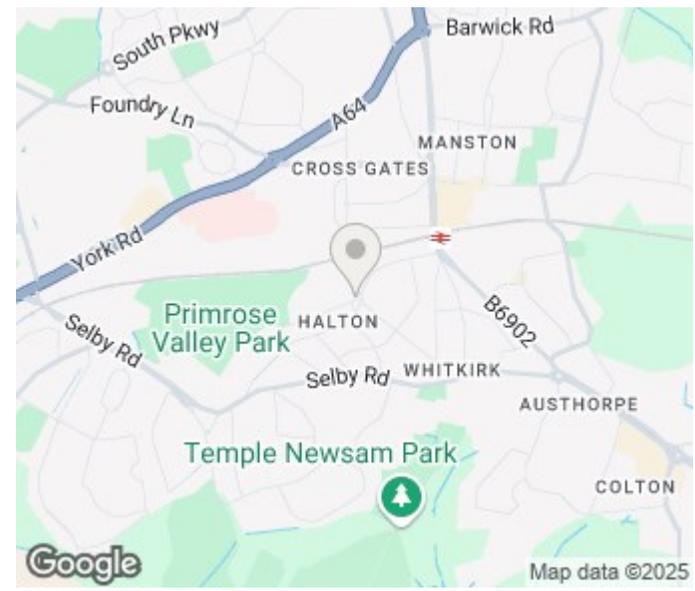
To find out further information or arrange a viewing of this superb, call Monroe.

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Approx. Gross Internal Floor Area Including Garage 1488 sq. ft / 138.23 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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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