



**3 SYKE GREEN  
LEEDS, LS14 3BS**

**£450,000  
FREEHOLD**

Embrace the opportunity to own a stunning modern property, beautifully spread across three floors and nestled near serene countryside walks. Total area: 1864 Sqft.

**MONROE**

SELLERS OF THE FINEST HOMES

## 3 SYKE GREEN

- Modern & Spacious • Open Plan
- Living • Formal Lounge • Three Bedrooms,
- Three Bathrooms • Sought After
- Location • Dedicated Study • Driveway and
- Garage • Utility • Countryside Walks



We are excited to showcase this exceptional three-bedroom end-terraced property in the highly desirable Scarcroft area. With ample parking, a private garden, and a generous paved driveway, this home offers an impressive 1,864 square feet of living space and incredible potential, an opportunity you won't want to miss! Enjoy the benefits of a easily maintainable garden.

As you step inside, you are greeted by a welcoming hallway that leads to a convenient guest WC and provides access to the integral garage and utility area. The open-plan living, kitchen diner is modern and stylish, featuring built-in Siemens appliances and a central kitchen island with quartz worktops. This space seamlessly extends into the conservatory, which opens onto the beautiful garden.

On the first floor, the formal sitting room exudes a relaxed ambience. This level also includes two spacious bedrooms, both equipped with fitted wardrobes, and one featuring a contemporary en-suite shower room. Additionally, there is a modern house bathroom that is fully tiled.

The second floor boasts another bedroom with fitted wardrobes, a chic en-suite bathroom, and storage solutions.

The property features a spacious double driveway at the

front, while the rear presents a stunning garden adorned with vibrant shrubs and flowers, a sun-drenched patio, and ample space for outdoor enjoyment. This is a remarkable home ready for you to make your own!

### REASONS TO BUY

- Modern Throughout
- Three Bedrooms, Three Bathrooms
- Spacious and Light
- Countryside walks on your doorstep
- Driveway and Garage

### ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Nestled in a tranquil setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft is situated roughly halfway between Leeds and the market town of Wetherby.

The area offers a variety of shopping and recreational facilities, including several excellent golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the principal commercial centres of Leeds, Harrogate, and York are easily accessible. The

Grammar School at Leeds is located a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, Wetherby, with its wide range of everyday amenities, is also within easy reach.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

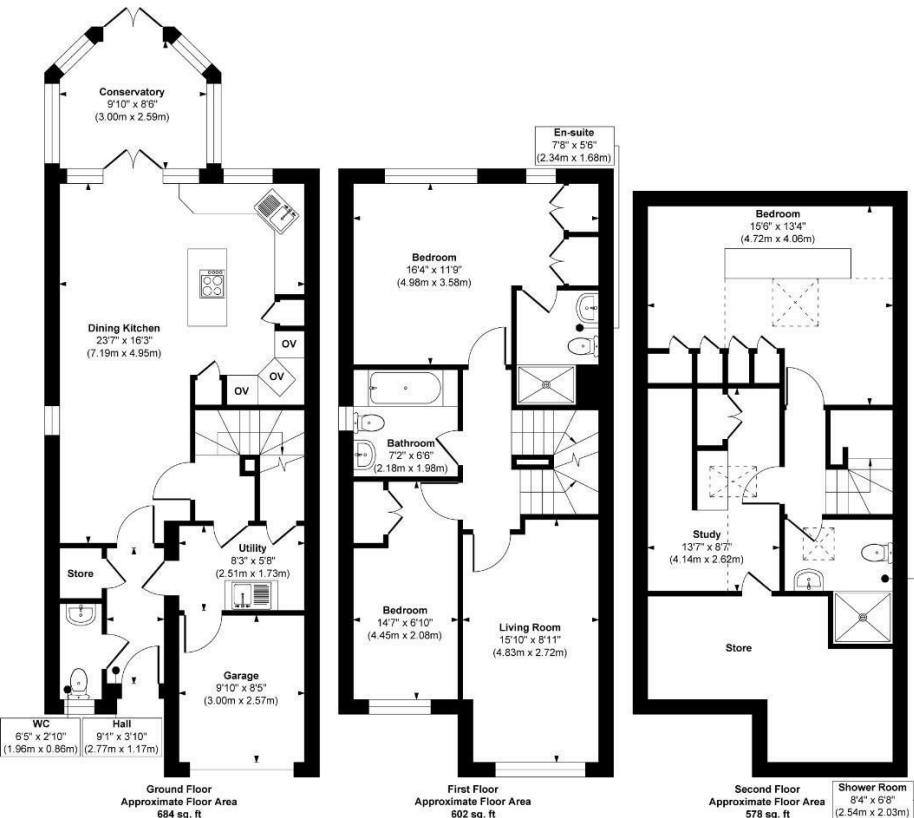
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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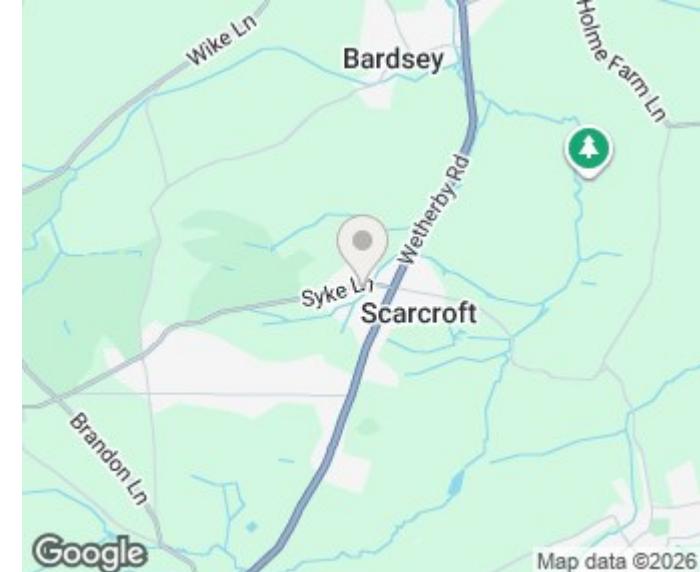
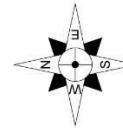




Approx. Gross Internal Floor Area 1864 sq. ft / 173.15 sq. m (Into Eaves)

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		80
(55-68)	D	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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