



## 32 KNIGHTSWAY

LEEDS, LS15 7BW

£650,000  
FREEHOLD

Set in a GATED DEVELOPMENT, this 4 bedroom DETACHED home offers modern living SET OVER 4 FLOORS and even benefits from an opportunity to create a SELF CONTAINED ANNEX, perfect for multigenerational living!

MONROE

SELLERS OF THE FINEST HOMES

## 32 KNIGHTSWAY

• Detached • Gated Community • Well Presented • Four Bedrooms • Split Over Four Floors • Games Room • Primary Suite • South Facing Garden • Travel Links • Excellent Amenities



Monroe is excited to present this impressive four-bedroom detached property, which is well-maintained and ready for you to move in. Offering 2,079 square feet of living space over four floors, it is situated in a private gated community and features a south-facing wrap-around garden.

Upon entering, you are greeted by a bright and airy hallway that creates an inviting atmosphere. This spacious hall provides access to a convenient guest WC, the kitchen diner, and the integral garage.

The open-plan kitchen and dining area is equipped with built-in appliances and features modern design elements, including French doors that lead to the south-facing garden.

On the lower ground floor, this spacious property includes a game room and a study, which has the potential to become a self contained annex, with its direct outdoor access, and plumbing in place. Perfect for families with older children, or multigenerational living.

On the first floor, you will find two generously sized double bedrooms, along with a smaller one that is ideal for use as an office; one of these double bedrooms includes an en-suite bathroom. The modern, fully tiled house bathroom features both a separate rainfall shower and a bathtub.

Moving to the top floor, you will discover a luxurious primary suite with fitted wardrobes and an impressive modern en-suite bathroom, complete with a free-standing bath.

Externally, at the front of the property, there is a spacious driveway, a lawned area, and a single garage. The stunning wrap-around garden is south-facing, featuring a lawn and a patio that is perfect for entertaining.

Don't miss the opportunity to see this outstanding home that is ready for you to move in!

### ENVIRONS

Sycamore Villa is a highly sought-after and convenient location in eastern Leeds, offering a variety of local attractions and amenities. Notable nearby sites include Temple Newsam House, its beautiful grounds, and a golf course. The area also boasts a range of schools for all age groups, local parks, and excellent shopping facilities such as the Cross Gates Shopping Centre and the Springs at Thorpe Park.

For commuters, there is outstanding access to major roads, including the A63, A58, A64, and links to the A1/M1, as well as the Outer Ring Road and the East Leeds Orbital Route. Cross Gates features a train station and provides good bus routes to the city and

surrounding areas.

Furthermore, in Halton and Colton, you will find numerous restaurants, pubs, microbars, and accommodations for overnight stays.

#### REASONS TO BUY

- Detached Family Home
- Well Presented
- Superb amenities nearby
- Four Bedrooms
- Private Landscaped South Facing Garden
- Driveway & Single 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

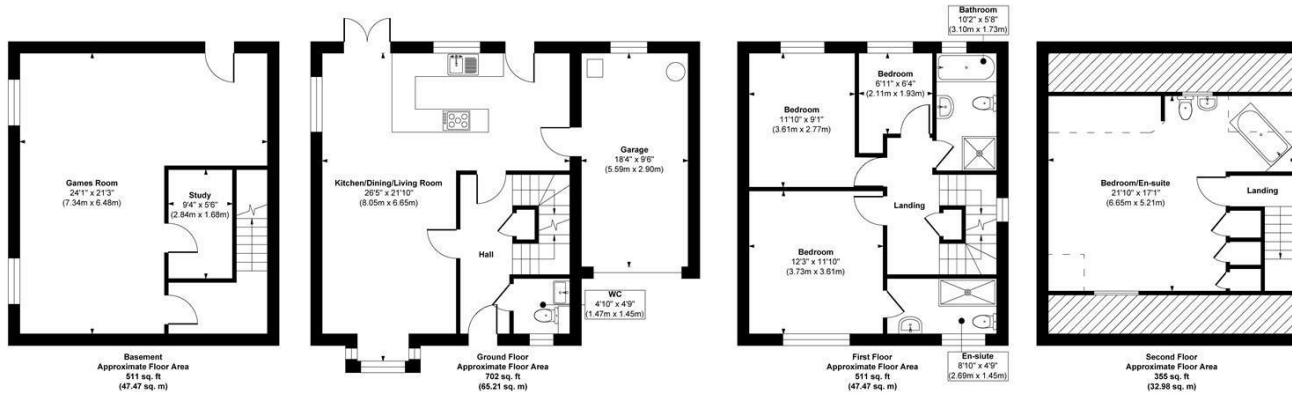
completion.

#### VIEWING ARRANGEMENTS

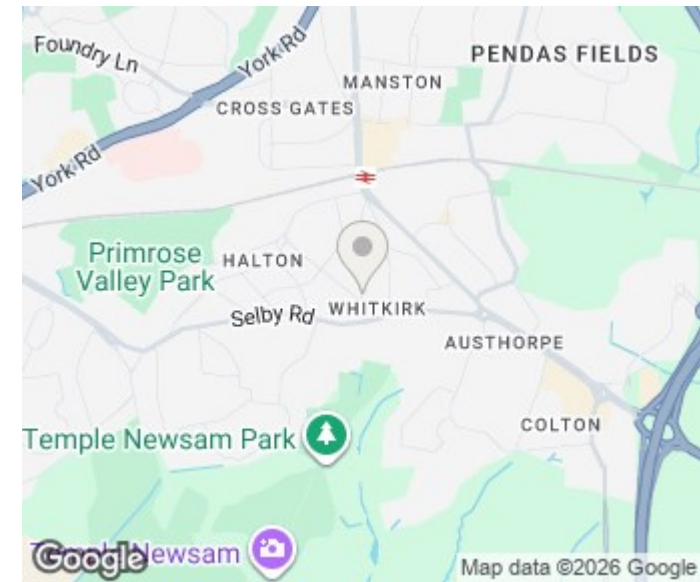
Strictly through the selling agent - Monroe Estate Agents.

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**Approx. Gross Internal Floor Area 2079 sq. ft / 193.13 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>                            |                            |           |
| (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<br>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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