





# MAIN STREET

## LEEDS, LS15 4DR

## £395,000

**FREEHOLD**

A beautifully presented three-storey family home offering four versatile bedrooms, spacious living accommodation and a sociable kitchen/diner. Featuring a cosy log burner, master bedroom with en-suite, useful utility room and a dedicated outside gym, this well-planned property combines comfort, flexibility and modern family living.

MONROE

SELLERS OF THE FINEST HOMES

# MAIN STREET

• Impressive three-storey family home offering versatile accommodation • Generous master bedroom with Juliette balcony • Spacious and welcoming living room with plenty of natural light • Feature log burner creating a warm and inviting focal point • Sociable kitchen/diner ideal for everyday family life and entertaining • Excellent entertaining space with a great flow between the living areas • Well-suited to the needs of a growing or modern family • Attractive outdoor space offering further scope for relaxing and entertaining • Useful separate utility room providing additional practical space • Well-planned accommodation arranged across three floors





This well-presented three-storey home offers versatile and thoughtfully arranged accommodation, making it an ideal choice for modern family living.

The ground floor opens into a welcoming hallway with access to the principal living areas and stairs rising to the upper floors. The spacious living room provides a comfortable setting for relaxing and entertaining and features a charming log burner, creating a warm and inviting focal point. The impressive kitchen diner creates a sociable heart to the home, with ample room for both everyday dining and hosting guests. A useful utility room completes the ground floor.

The first floor provides two well-proportioned bedrooms alongside a further bedroom that would also make an excellent nursery or home office. A family bathroom serves this floor.

The second floor is dedicated to the generous master bedroom, creating a private and peaceful retreat away from the main living spaces. The bedroom benefits from a Juliette balcony and its own en-suite shower room and provides plenty of space for a large bed and additional furnishings.

The property benefits from an outdoor gym, large patio area and a generous decking area, providing excellent outdoor space for relaxing, entertaining and family life.

Reasons to buy:

* Three-storey family home
* Generous master bedroom
* Private en-suite
* Spacious living room
* Feature log burner
* Sociable kitchen/diner
* Useful utility room
* Dedicated outside gym
* Ideal for modern family life
* Excellent entertaining space

Environs:

Situated in the popular village of Scholes, Main Street enjoys a convenient setting with a range of local amenities close by. Scholes offers a village atmosphere with everyday facilities including shops, pubs, community amenities and sporting facilities, while nearby Cross Gates, Seacroft and The Springs provide a wider selection of shops, supermarkets, restaurants and services. Scholes (Elmet) Primary School is within easy reach, with John Smeaton Academy also nearby, making the location particularly convenient for families. Public transport links are readily accessible from Main Street, while Cross Gates railway station provides rail connections for commuters.

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

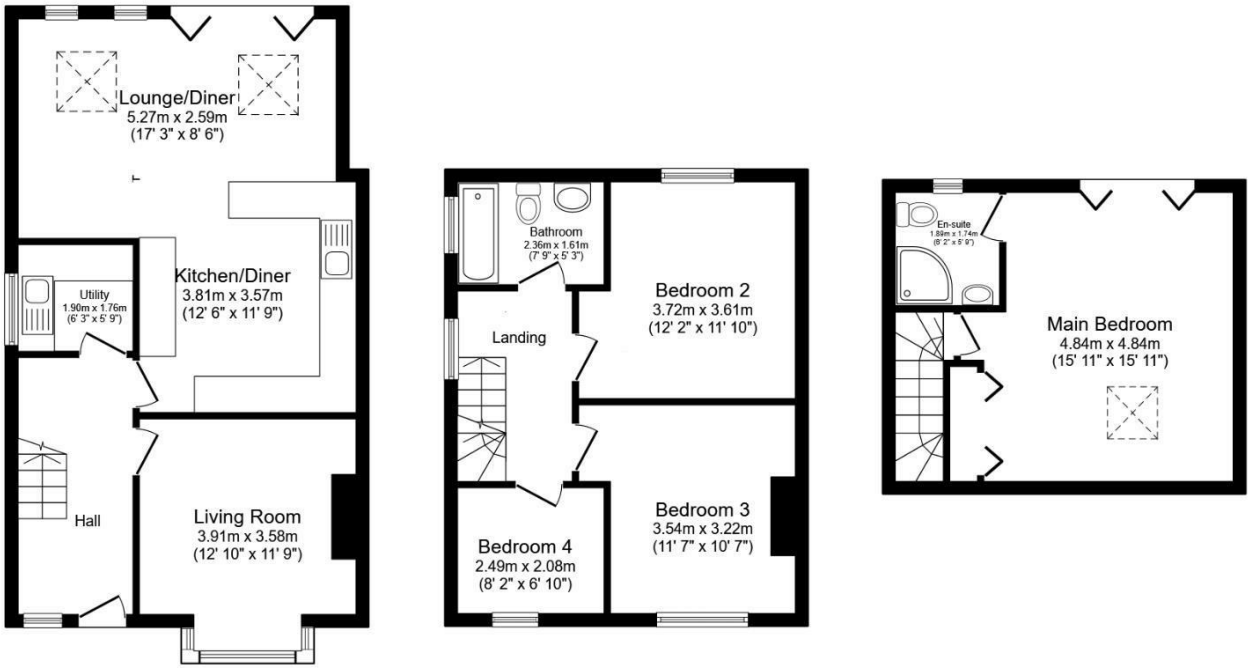
Strictly through the selling agent - Monroe Estate Agents.

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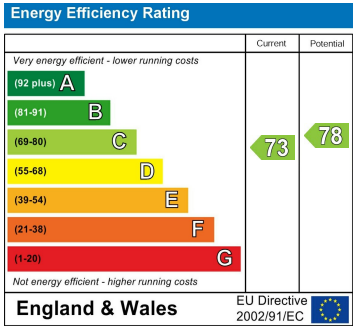





Total floor area: 125.4 sq.m. (1,350 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




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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