



FAIRVIEW HOUSE FLYING HORSE FARM LEEDS, LS15 4NH

£695,000
FREEHOLD

Fairview House is a luxury, detached home that offers versatile living...it boasts three double bedrooms, ample reception space and the most spectacular green-belt views!

STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION

MONROE

SELLERS OF THE FINEST HOMES

FAIRVIEW HOUSE FLYING HORSE

- Detached, luxury property • Over 1500 sqft • High specification • Open-plan, kitchen living diner • Fantastic views • Stylish, modern interiors • Study • 3x double bedrooms with en suite to Primary bedroom • South-facing garden • Stamp duty contribution available by negotiation



STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION

Fairview House is a fantastic detached property, which offers single-level, versatile living and stylish contemporary interiors!

Internally, Fairview House opens to a spacious entrance hallway leading to an impressive open plan, kitchen-living entertainment space, which benefits from triple-aspect bi-folding doors, providing direct access out onto a South-facing terrace. The kitchen is of a high-specification, featuring quartz tops, integrated appliances, a large island and an instant hot-tap. There is also an adjoining utility room. Fairview House additionally offers a bright and airy study, large house bathroom with a free standing bath tub and walk-in shower, principal en-suite bedroom and two further double bedrooms or alternatively one bedroom and contemporary lounge.

Externally, the property benefits from two parking spaces, with an EV charging point, within an oak framed carport, an external store and a beautiful South-facing garden!

To find out further information on this superb new home, call Monroe.

ENVIRONS

Flying Horse Farm is situated off of York Road close to Thorner Village, a location which is perfect for those who wish to enjoy countryside living, combined with ease of access to local amenities and amazing connectivity! This popular and very convenient location is just a few minutes drive away from, junction 44 on the A1 (M). Nearby, there are a selection of schools, local parks and an excellent array of shopping and leisure facilities, including The Springs at Thorpe Park.

REASONS TO BUY

- An exciting and unique, luxury bespoke development
- Fantastic views
- An impressive, luxury property of over 1500 sqft
- Stylish, contemporary interiors
- Designed with versatile living in mind!
- Three double bedrooms
- Ample open-plan space
- Large house bathroom and en suite to Primary bedroom
- South facing garden

SERVICES

We are advised that the property has mains water and electricity supply and private drainage and LPG fuel supply.

LOCAL AUTHORITY

Leeds City Council

FAIRVIEW HOUSE FLYING HORSE





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 1507.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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