



**15 ALBANS CLOSE
LEEDS, LS17 9BL**

**£850,000
FREEHOLD**

Discover a beautifully renovated property in Bardsey, just off Wetherby Road, featuring an amazing principal suite and a spacious garden that invites tranquillity both in front and back.

MONROE

SELLERS OF THE FINEST HOMES

15 ALBANS CLOSE

- Detached Bungalow • Fully Renovated • Three Bedrooms • Three Bathrooms • Principle Suite with Dressing Room • Newly Fitted Open Plan Kitchen • Spacious Driveway • South Facing Garden • Access To Fantastic Schools • Travel Links To Leeds Wetherby & Harrogate



Monroe presents an exceptional, fully renovated three-bedroom bungalow, a detached home featuring a south-facing garden set back from Wetherby Road, nestled in a peaceful rural landscape. This stunning residence offers 1,583 square feet of living space, which includes an impressive open-plan kitchen, living area, and dining space, along with a principal suite that includes a dressing room.

This unique and spacious property features a bespoke open-plan living area, providing ample space for the whole family. It is equipped with integrated Neff appliances, a kitchen island, and convenient access to a useful utility room. The living area is filled with natural light from the French windows that lead to the south-facing garden.

The living room, which also opens out to the garden, includes a modern feature fireplace.

The principal suite boasts a contemporary en-suite bathroom and a dressing room. There are two additional bedrooms, one with its own en-suite bathroom, as well as a modern family bathroom.

On the exterior, this family home includes a spacious driveway that can accommodate multiple cars, along with a landscaped front garden filled with shrubs. The rear features an expansive and private landscaped garden, rich with plants, shrubs, and trees, along with a

south-facing patio.

For more details and to discuss options, please contact Monroe.

REASONS TO BUY

- Fully Renovated
- Detached Bungalow
- Outstanding Open Plan Living
- Large Plot
- Three Bedrooms Three Bathrooms
- South Facing Garden
- 1583 Sqft

ENVIRONS

The property boasts an outstanding location just off Wetherby Road, nestled between the vibrant villages of Bardsey and Collingham. Bardsey cum Riton is a historic village with a noteworthy mention in the Domesday Survey of 1086. This charming community features an excellent primary school, a parish church, a village tennis club, and the renowned Bingley Arms Public House. Its prime location offers easy access to the regional motorway network and the A58, ensuring quick commutes to Leeds city centre. The neighbouring village of Collingham is packed with essential amenities, and the popular market town of Wetherby is

just a short drive away.

SERVICES

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

15 ALBANS CLOSE

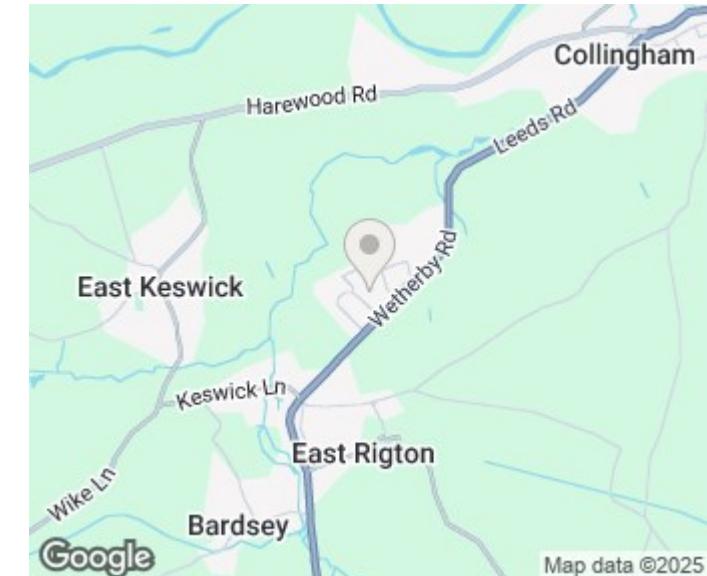




Approx. Gross Internal Floor Area 1583 sq. ft / 147.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES