



**2 ASPEN DRIVE**  
LEEDS, LS14 3DT

**£650,000**  
FREEHOLD

\*\*\* CHAIN FREE\*\*\* A stylish four-bedroom detached family home in Scarcroft, featuring open-plan living, a landscaped south-facing garden, garage and driveway, and superb access to Leeds and Wetherby

**MONROE**

SELLERS OF THE FINEST HOMES

## 2 ASPEN DRIVE

- Modern Detached Home • Highly Sought After Cul-de-sac Location • Four Generous Bedrooms • CHAIN FREE • 1252 Sqft of Family Living • Bifolding Doors to the Landscaped South Facing Garden • Countryside Walks and Excellent Transport Links



Aspen Drive is an outstanding four-bedroom family home, boasting over 1200 square feet of well-designed living space. Nestled on a peaceful road in the highly sought-after village of Scarcroft, this property seamlessly combines modern luxury with a tranquil environment. Enjoy convenient travel links, an array of prestigious golf courses, top-rated schools, and picturesque countryside walks right at your doorstep.

As you step inside, you are welcomed by a bright and spacious entrance hallway that leads to a formal living room, complete with elegant French doors opening to your private garden—a perfect space for relaxation and entertaining. A guest WC enhances the practicality and warmth of this exceptional home.

The kitchen diner is truly the heart of this property. It boasts a sleek, modern kitchen fitted with high-quality built-in appliances, making it an ideal space for both cooking and socialising.

On the first floor, the primary suite is an impressive sanctuary featuring a contemporary en-suite shower room. In addition, you'll find three generously sized bedrooms—two with fitted wardrobes—and a stylish house bathroom, ensuring comfort for the entire family.

Externally, the property includes a driveway with a front garden and access to the garage. The rear garden is beautifully landscaped, featuring two patio areas and

abundant space for entertaining family and friends.

Scarcroft is renowned for its stunning surroundings and vibrant community atmosphere. For more information or to arrange a viewing, contact Monroe Estate Agents today. Don't miss the opportunity to make Aspen Drive your new home!

### REASONS TO BUY

- Modern Throughout
- Four Bedrooms
- Spacious and Light
- Countryside walks on your doorstep
- Driveway and Garage
- South Facing Garden

### 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.

Agents.

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

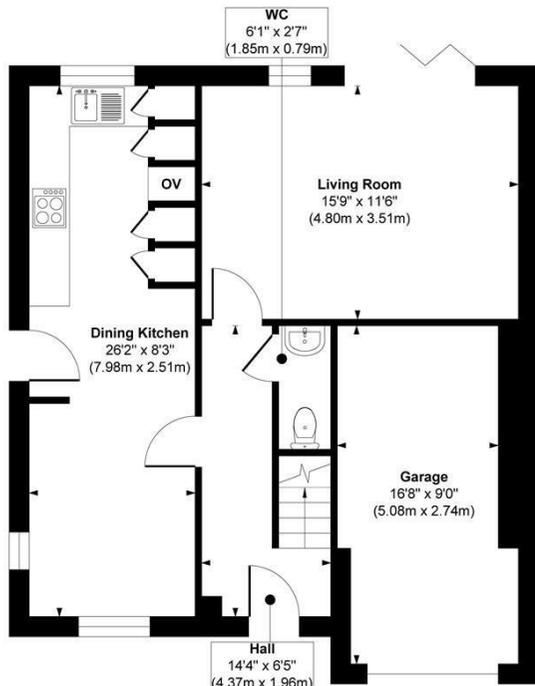
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

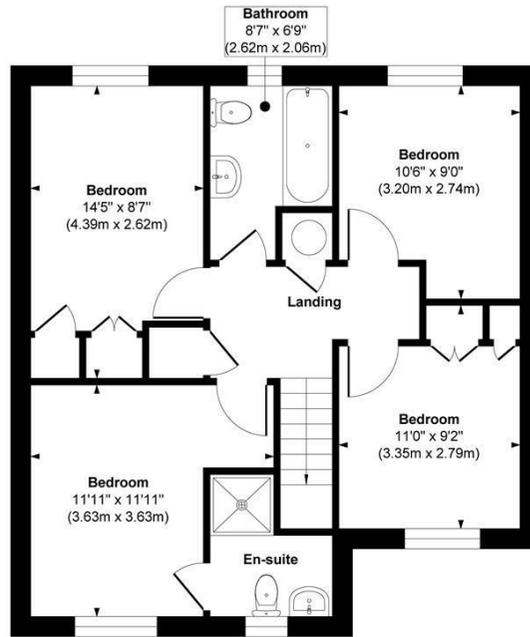
Strictly through the selling agent - Monroe Estate

## 2 ASPEN DRIVE





**Ground Floor**  
Approximate Floor Area  
656 sq. ft  
(60.94 sq. m)

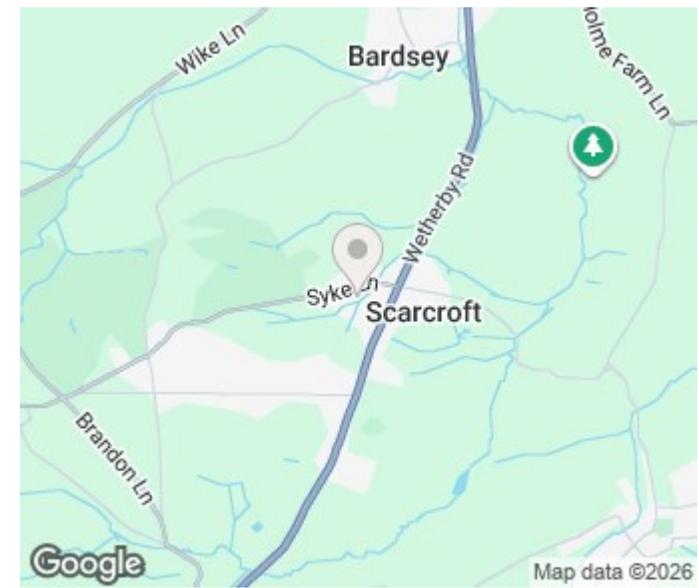


**First Floor**  
Approximate Floor Area  
596 sq. ft  
(55.37 sq. m)

**Approx. Gross Internal Floor Area 1252 sq. ft / 116.31 sq. m (Including Garage)**

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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