



15 LEEDS ROAD
LEEDS, LS15 4JE

£585,000
FREEHOLD

Are you dreaming of a charming detached family home nestled in the heart of Barwick Village?

MONROE

SELLERS OF THE FINEST HOMES

15 LEEDS ROAD

- Detached Family Home • Village location • Four Bedrooms • Two Bathrooms • Bay Windows • Log Burner • Garage & Driveway • Private Garden • South Facing Garden • 1684 Sqft



This pristine, turn-key property is nestled in the charming village of Barwick in Elmet. This delightful detached four-bedroom family home exudes warmth and pride throughout, boasting spacious living areas alongside a beautifully landscaped garden.

Upon entering the welcoming hallway, you'll find a generous living room featuring a large bay window that floods the space with natural light, enhanced by a cosy log burner for those chilly evenings. The kitchen and dining area come equipped with fitted appliances and a stylish kitchen island. Additionally, there's a separate dining room, a convenient downstairs WC, and an integrated garage.

As you make your way upstairs, you'll discover three generously proportioned bedrooms and a tastefully appointed house bathroom. The primary suite stands out with its En - Suite bathroom and a dedicated dressing area.

On the exterior, this stunning home offers a spacious driveway and a neatly manicured front lawn. At the back, you'll find a large garden complete with a patio area, perfect for outdoor entertaining.

To schedule a viewing of this exceptional family residence, please don't hesitate to reach out to Monroe.

ENVIRONS

Barwick in Elmet is a highly sought-after village located just three miles from the A1, making it conveniently accessible for commuters to Leeds, York, and Harrogate. The village offers a variety of shops, schools, and facilities, with further amenities available in the nearby market town of Wetherby.

REASONS TO BUY

- Detached Family Home
- Fabulous Spacious Kitchen
- Three Spacious Bedrooms
- Converted Garage
- Landscaped Gardens with Decking
- Village Location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

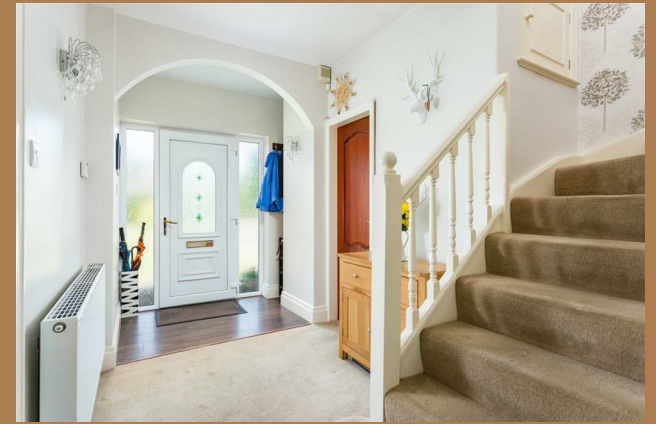
We are advised that the property is freehold, and that

vacant possession will be granted upon legal completion.

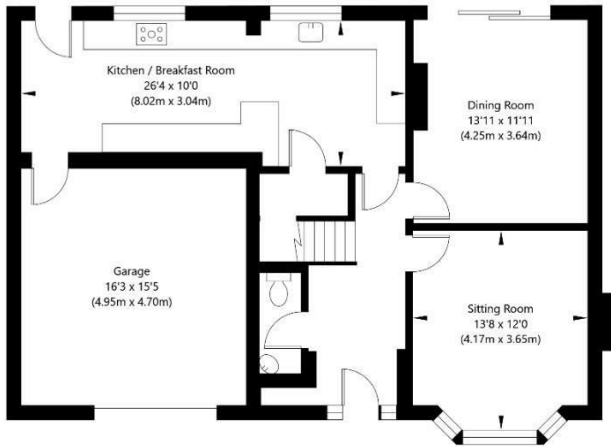
VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

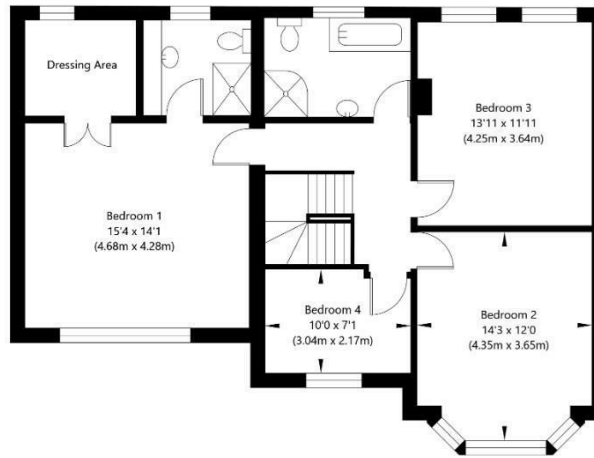
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Leeds Road, Barwick in Elmet, Leeds LS15 4JE



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 751 SQ FT / 69.8 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 933 SQ FT / 86.67 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1684 SQ FT / 156.47 SQ M
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026



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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