



## 16 FIELD END GARDENS

LEEDS, LS15 0QH

£299,999  
FREEHOLD

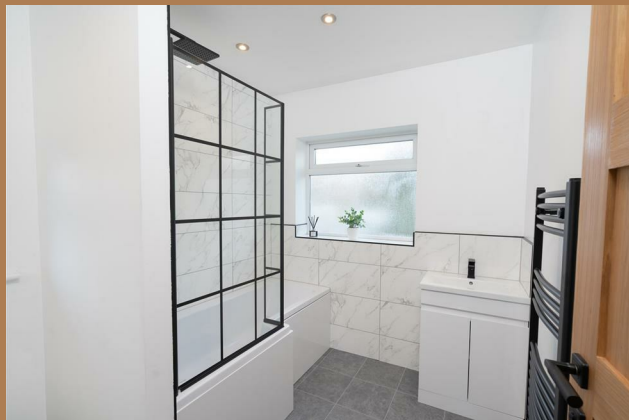
This Turn Key property has been fully renovated by the current owners, to an exceptionally high standard. Get in touch to arrange your viewing today.

MONROE

SELLERS OF THE FINEST HOMES

## 16 FIELD END GARDENS

- CHAIN FREE • Modern Kitchen Diner, with Integrated Appliances • Fully Renovated Turn-Key Property • Contemporary House Bathroom • Detached Garage • Private Rear Garden • Off Street Parking



Monroe is proud to present this beautifully renovated three-bedroom semi-detached property, offering stylish, high-specification living throughout. Ideal for families, first-time buyers, or professionals, this turn-key home has been meticulously modernised by the current vendor and is ready to move straight into.

From the moment you step inside, the quality and attention to detail are immediately apparent. A welcoming entrance hall sets the tone for the rest of the home, featuring contemporary finishes and thoughtful design. Double doors lead into an impressive, spacious living area, ideal for relaxing or entertaining, and flooded with natural light.

To the rear of the property, the modern kitchen-diner is a standout feature, offering a sleek and functional space complete with integrated appliances and ample dining space. Patio doors provide direct access to the private rear garden, making this the perfect spot for indoor-outdoor living and summer entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms. Two are generous doubles, while the third bedroom is a versatile space, perfectly suited as a home office, dressing room, or nursery. The contemporary house bathroom has been finished to an exceptionally high standard, featuring high-quality tiling and stylish matte black fixtures for a luxurious, boutique feel.

Externally, the property benefits from a private rear

garden, ideal for both relaxing and entertaining, with direct access from the kitchen diner. To the front, there is a driveway providing off-street parking, along with a detached garage offering additional storage or workshop space.

This superbly finished home combines style, comfort, and practicality in equal measure—an opportunity not to be missed.

Contact Monroe today to arrange your viewing.

### ENVIRONS

Field End Gardens is a highly sought-after and convenient location in East Leeds, offering a variety of local attractions and amenities. Notable nearby sites include Temple Newsam House, its beautiful grounds, and a golf course. The area also boasts a range of schools for all age groups, local parks, and excellent shopping facilities such as the Cross Gates Shopping Centre and the Springs at Thorpe Park.

For commuters, there is outstanding access to major roads, including the A63, A58, A64, and links to the A1/M1, as well as the Outer Ring Road and the East Leeds Orbital Route. Cross Gates features a train station and provides good bus routes to the city and surrounding areas.



Furthermore, in Halton and Colton, you will find numerous restaurants, pubs, microbars, and accommodations for overnight stays.

#### KEY FEATURES

- Fully Renovated Throughout
- Stylish Kitchen-Diner with Integrated Appliances
- Contemporary Bathroom
- High Quality Oak Doors
- Private Rear Garden
- Brand New Driveway and Detached Garage
- Ideal for Families, First-Time Buyers or Professionals
- CHAIN FREE, TURNKEY PROPERTY

#### SERVICES

We are advised that the property is connected to mains water, electricity, and gas.

#### TENURE

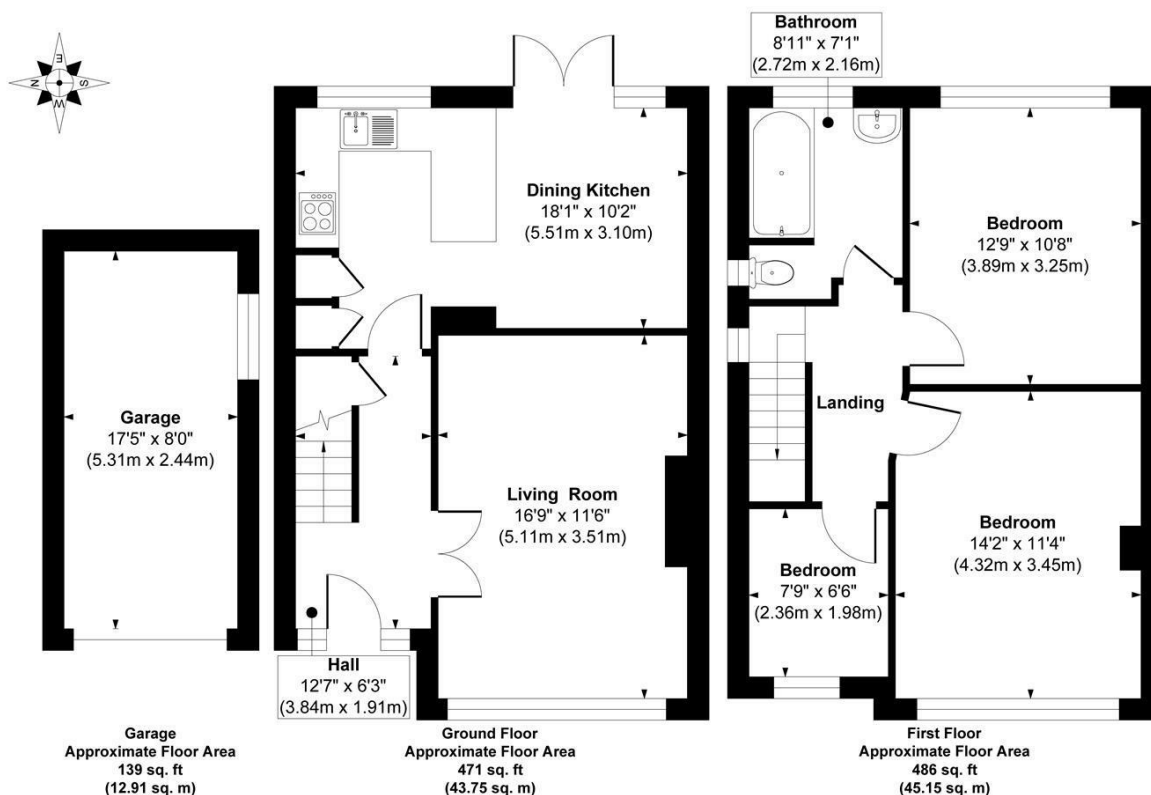
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the sole selling agent – Monroe Estate Agents.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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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