



39 RINGWOOD DRIVE
LEEDS, LS14 1AR

£325,000
FREEHOLD

Are you looking for a three-bedroom home with a garage and driveway? If so, call Monroe.

MONROE

SELLERS OF THE FINEST HOMES

39 RINGWOOD DRIVE

- Corner Plot • Semi Detached • Three Bedrooms • Driveway • Garage • Travel Links • South Facing Garden • 1161 Sqft • Chain Free



This fantastic family home offers an impressive 1,161 square feet of light and spacious living, perfectly designed for modern family life. Conveniently located within easy reach of local shops and amenities, this property provides both comfort and accessibility. One of its standout features is the downstairs WC, which adds to the home's practicality. The garden is south-facing and situated on a corner plot.

Upon entering, you are welcomed into a hallway that leads to a bright and airy living-dining room, complete with French doors that open out to the garden and a large bay window. The kitchen offers plenty of storage space.

The first floor features two well-proportioned double bedrooms, one of which has fitted wardrobes, as well as a single bedroom that is perfect for use as a home office or children's room. The sleek and contemporary family bathroom is also located on this floor.

Externally, the property benefits from a spacious paved driveway and a single garage, in addition to a lawned garden at the front of the house. This property is an ideal choice for growing families, and with its excellent location, modern finishes, and versatile living spaces, it is sure to be snapped up quickly.

To arrange your viewing, please contact us today at Monroe Boston Spa.

ENVIRONS

Ringwood Drive is ideally situated on the eastern edge of Leeds, providing exceptional convenience for both work and leisure. It is located just minutes from the M1 and A1 motorways, ensuring excellent connectivity to the wider region, with easy access via the new East Leeds Orbital Road.

For outdoor enthusiasts, Roundhay Park, one of the largest and most beautiful parks in the city, is just a short drive away. Additionally, Street Lane, known for its vibrant array of eateries, cafés, and bars, is only a 4-minute drive, making it the perfect destination for dining and socialising.

With such a prime location, Ringwood Drive is an excellent choice for anyone seeking a blend of convenience, green space, and local amenities.

REASONS TO BUY

- Chain Free
- Great connectivity
- Superb Amenities Close By
- Three Bedrooms
- Spacious Throughout
- Corner Plot
- South Facing Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

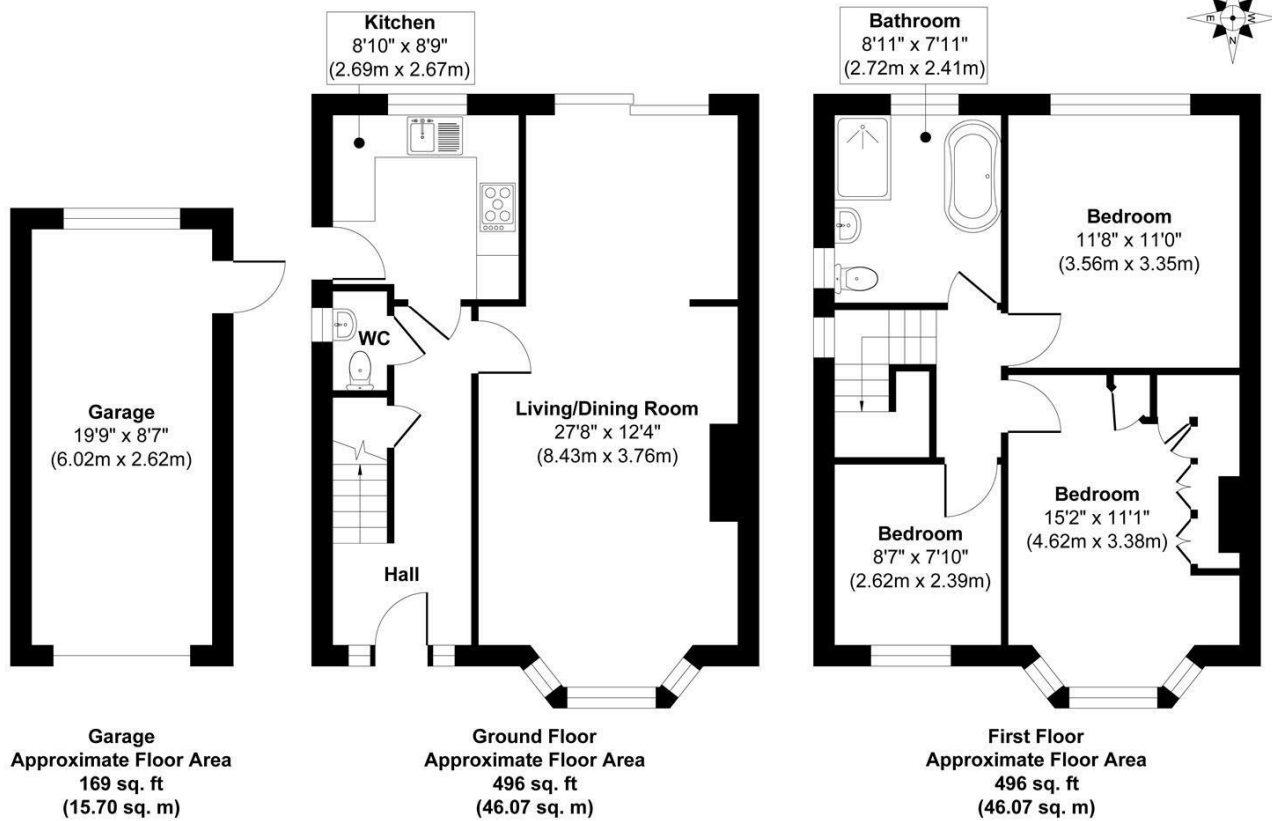
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

39 RINGWOOD DRIVE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1161 sq. ft / 107.84 sq. m (Including Garage)
 Illustration for identification purposes only, measurements are approximate, not to scale.
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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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