



19 HAWTHORN FARM ROAD
LEEDS, LS14 1FN

£475,000
FREEHOLD

MUST VIEW, this immaculately presented home is perfect for a range of buyers with 5 bedrooms, private rear garden, and contemporary design throughout. Contact Monroe to book your viewing.

MONROE

SELLERS OF THE FINEST HOMES

19 HAWTHORN FARM ROAD

- Detached • Five Bedrooms • Well Presented • Double Driveway • Garage • Private Garden With Patio • Travel Links • Access to Schools • Utility • 1342 Sqft



Hawthorn Farm Road is a modern, detached family home that is move-in ready and offers everything you could desire. Featuring a utility room and a guest WC, this property beautifully combines functionality with style. It also boasts excellent connectivity to local motorways and schools, making it an ideal choice for families who value both comfort and convenience.

As you step inside, you'll be welcomed by an inviting hallway that leads to a formal living area and an expansive open-plan kitchen-diner. There's also a versatile fifth bedroom or study, along with the added benefits of a guest WC and utility room.

The open-plan kitchen-diner is bright and airy, featuring fitted appliances and French doors that open out to the private garden, allowing for seamless indoor-outdoor living.

Upstairs, you'll find four generously sized bedrooms, including one with a stylish En-Suite shower room. The remaining bedrooms are well-served by a contemporary house bathroom.

Outside, the property includes a driveway with space for two cars, a landscaped lawned front garden with charming shrubs, and easy access to the garage. The rear garden is a truly private oasis, complete with a patio and beautifully landscaped areas, making it perfect for entertaining guests or relaxing. The inclusion of a deck

adds to the allure, creating an ideal space for enjoyment and relaxation.

ENVIRONS

This convenient location is just a few minutes away from the M1 and A1 motorways, providing excellent connectivity through the new East Leeds Orbital Road. Additionally, there are several local attractions nearby, including Temple Newsam House, a variety of schools for all age groups, local parks, and a wide selection of shopping and dining options, such as The Springs at Thorpe Park.

REASONS TO BUY

- Well Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- Five Bedrooms
- One En Suite and a House Bathroom
- Single Garage & Double Driveway
- Private Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

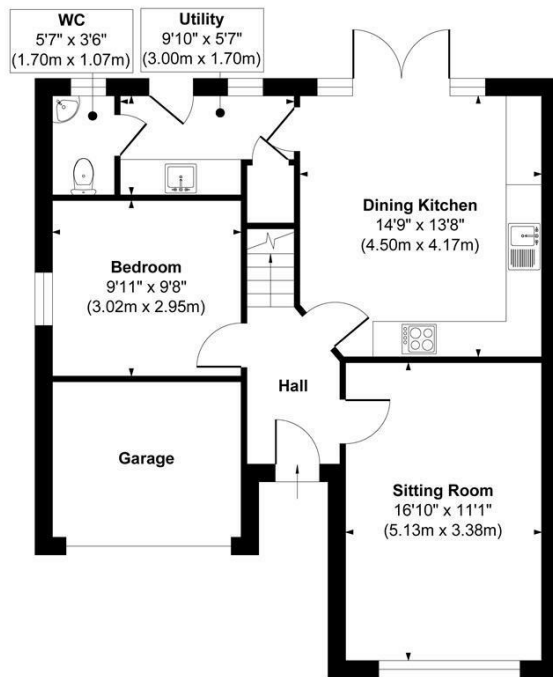
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

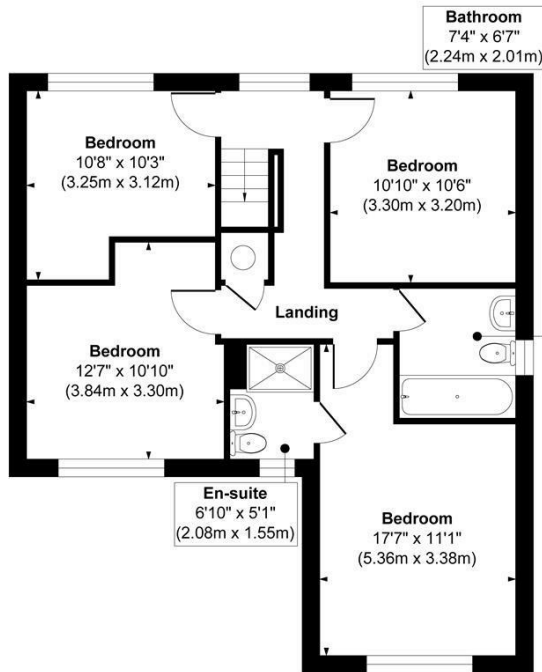
Strictly through the selling agent - Monroe Estate Agents.

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Ground Floor
Approximate Floor Area
644 sq. ft
(59.82 sq. m)



First Floor
Approximate Floor Area
698 sq. ft
(64.84 sq. m)

Approx. Gross Internal Floor Area 1342 sq. ft / 124.66 sq. m (Excluding Garage)

Illustration for identification purposes only. Measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(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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