

MONROE

SELLERS OF THE FINEST HOMES



68 Holmsley Lane Leeds

£750,000
FREEHOLD

Offered for sale with no onward chain, this impressive and individually designed five-bedroom detached family home occupies a generous plot on the highly regarded Holmsley Lane. Offering spacious and versatile accommodation throughout, the property features well-proportioned living spaces, excellent gardens, a generous driveway and integral garage. Ideally positioned for modern family life, with excellent transport links and local amenities close by, this is a rare opportunity to acquire a substantial detached home in one of South Leeds' most sought-after locations.



- Five bedroom detached family home • Generous private plot • Spacious and versatile accommodation • Highly regarded Woodlesford location

Offered for sale and without chain, is this impressive and individually designed five bedroom detached family home occupying a generous plot on the highly regarded Holmsley Lane in Woodlesford.

Offering spacious accommodation throughout the property is ideally suited to modern family living with well proportioned living spaces, five bedrooms and excellent outdoor space.

The home benefits from a generous driveway, integral garage and well established gardens providing excellent privacy and plenty of space for entertaining and family life.

Holmsley Lane is a particularly sought after location, combining a peaceful residential setting with excellent access to Leeds, Rothwell and the surrounding areas. There are excellent transport links nearby, with Woodlesford railway station approximately one kilometre away, alongside regular bus services on Holmsley Lane, as well as an array of shops bars and restaurants being on the doorstep.

A rare opportunity to acquire a substantial and versatile detached home in one of South Leeds' most desirable locations.

REASONS TO BUY

- A home with genuine presence – individually designed and occupying a substantial plot, giving it a particularly impressive feel from the moment you arrive.
- Designed around family life.
- A property built for entertaining
- Long-term appeal
- A standout home on a sought-after road .
- Excellent connectivity without sacrificing setting – On a bus route - a Short drive to the M1 and M62 and walking distance to Woodlesford train station.

ENVIRONS

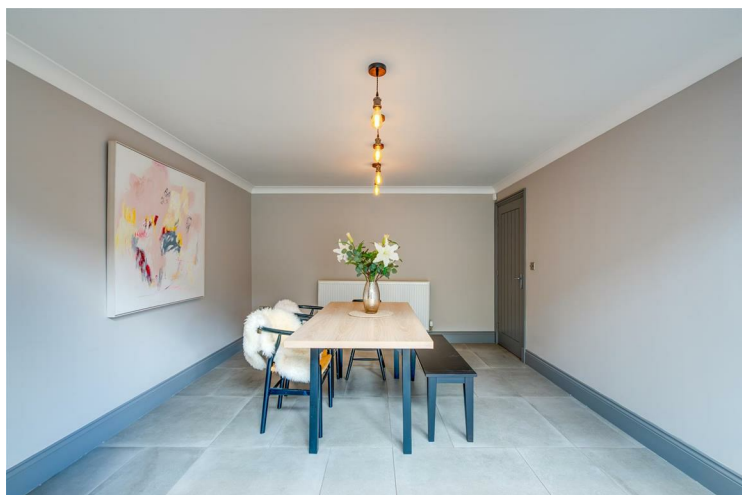
The property is conveniently positioned within easy reach of Leeds City Centre and its wide range of amenities. Excellent transport links are nearby, with the M1 AND M62 a short drive making this an ideal location for commuters.

TENURE

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

LOCAL AUTHORITY- Leeds City Council

For further information or to arrange a viewing, please contact the Monroe City Centre Office today!



- Large open plan kitchen/diner with bi-folds
- Excellent transport links
- Enclosed rear garden
- Incredible family home
- Sought after location
- Double garage



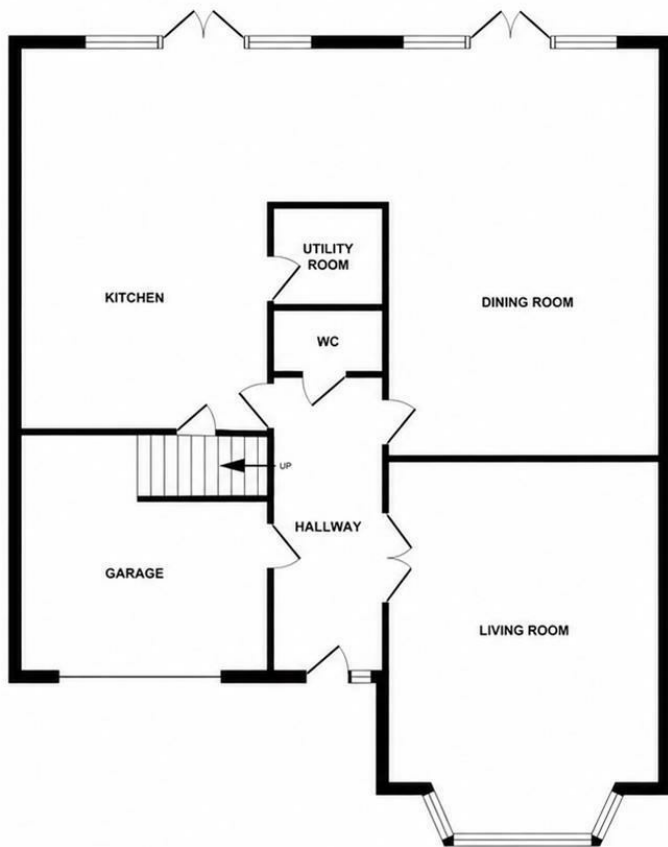




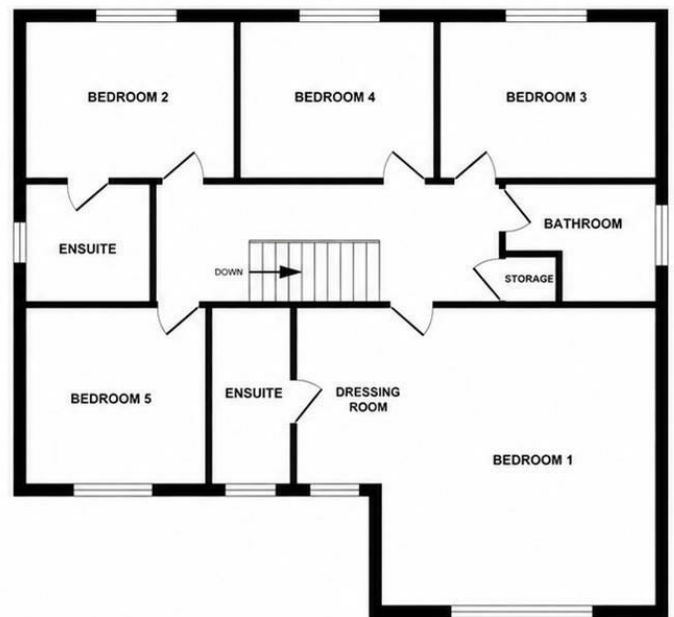
Additional Information

Local Authority - Leeds City Council
Council Tax - Band F
Viewings - By Appointment Only

Floor Area - 2388.00 sq ft
Tenure - Freehold



Ground Floor
Approximate Floor Area
1262 sq. ft
(117.31 sq. m)



First Floor
Approximate Floor Area
1126 sq. ft
(104.68 sq. m)

Approx. Gross Internal Floor Area 2388 sq. ft / 222.17 sq. m

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
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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