



42 MANSION GATE DRIVE

LEEDS, LS7 4SY

£600,000
FREEHOLD

Monroe is delighted to present this impressive four-bedroom property, offering spacious and versatile accommodation that is perfectly suited to modern family living. Beautifully presented throughout and ready to move straight into, the property combines generous living spaces with well proportioned bedrooms, creating a comfortable and welcoming home for families of all sizes.

MONROE

SELLERS OF THE FINEST HOMES

42 MANSION GATE DRIVE

- High quality integrate appliances • Arranged over three floors • Impressive dining kitchen • Principal bedroom with en-suite • Excellent family accommodation • Useful eaves storage • Flexible living space • Ideal modern family home • Four spacious bedrooms plus a seperate study



Upon entering the property, you are welcomed into a well-planned ground floor offering a fantastic combination of practical and entertaining space. The impressive dining kitchen forms the heart of the home, providing a generous open-plan environment with ample space for both dining and relaxed everyday living. The stylish kitchen is positioned to one side and features a range of integrated NEFF appliances, complemented by luxurious Gemini quartz worktops. A central island creates a natural focal point while providing a useful space for food preparation and informal dining. The ground floor is completed by a separate living room, offering a comfortable and inviting space to relax, together with a convenient WC.

To the first floor are three well-proportioned bedrooms, providing excellent flexibility for families, guests or those requiring additional space. A fourth versatile room offers further flexibility and would make an ideal home office, study or children's playroom. The bedrooms are complemented by a well-appointed family bathroom, while an additional WC and useful storage further enhance the practicality of this floor. The accommodation is thoughtfully arranged to provide a good balance of bedroom, bathroom and versatile living space.

The second floor is home to an impressive principal bedroom, creating a private and spacious retreat away from the main family accommodation. This substantial

room benefits from its own en-suite shower room and walk-in wardrobe, while useful eaves storage provides valuable additional space for belongings and helps to keep the main living areas clutter-free.

Externally, the property benefits from a south-facing garden, providing an excellent outdoor space for relaxing, entertaining and enjoying the sunshine throughout the day. The property is situated within a secure gated community, offering an added sense of privacy and security. To the side of the house, there is parking for two vehicles, further complemented by additional visitor parking, providing excellent convenience for both residents and guests. The property also benefits from a built-in EV charging point, offering a practical and convenient feature for electric vehicle owners.

REASONS TO BUY

- Four spacious bedrooms plus a seperate study
- Arranged over three floors
- Impressive dining kitchen
- Separate living room
- Principal bedroom with en-suite
- Excellent family accommodation
- Useful eaves storage
- Multiple bathroom facilities
- Flexible living space

- Ideal modern family home

ENVIRONS

Located in Chapel Allerton, Mansion Gate Drive is ideally situated just a short walk from the vibrant high street. You'll find independent shops, cafes, and restaurants that create a delightful community atmosphere. Nature enthusiasts will enjoy the proximity to Gledhow Valley Woods, providing a serene escape for evening strolls along the stream. Meadow Walk offers a perfect blend of city comforts and tranquil nature, creating a space where your residence becomes a sanctuary, and your surroundings invite you to be a part of a charming community.

SERVICES

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

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band E

Viewings – By Appointment Only

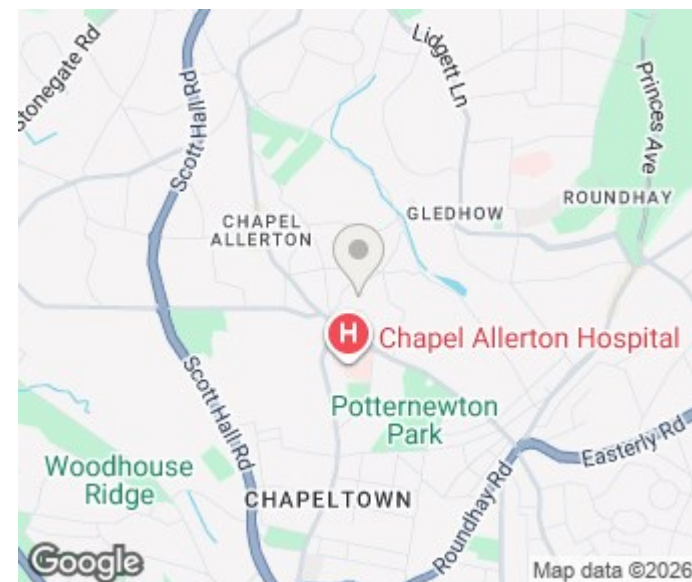
Floor Area – 1733.00 sq ft

Tenure – Freehold





Total Area: 161.0 m² ... 1733 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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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