



9 MONSON AVENUE

PUDSEY, LS28 5NP

£875,000
FREEHOLD

Monroe is delighted to present this charming and well-appointed three-bedroom bungalow, perfectly positioned on a generous plot of beautifully maintained green land. Offering a wonderful sense of privacy and tranquillity, the property enjoys a peaceful setting at the end of a quiet cul-de-sac, making it an ideal retreat from the hustle and bustle of everyday life.

MONROE

SELLERS OF THE FINEST HOMES

9 MONSON AVENUE

- Substantial Internal Scale • Set On Beautiful Grounds • Private Gated Access • Close To Local Amenities • South-Facing Garden • A Quiet Cul-de-Sac Setting • Set On Beautiful Grounds & Backs On Greenbelt Land • Exceptional Parking & Storage • No onward Chain • Single Level Living



Nestled in the sought-after area of Calverley, this impressive detached residence presents a rare opportunity to acquire a home of significant scale and versatility. Spanning a generous 2033 sq. ft the property is designed with a thoughtful layout that effortlessly balances expansive social hubs with quiet, private retreats. From the moment you step into the large central reception hall, the home reveals a sense of flow and proportion that is perfectly suited to the demands of modern family life.

The heart of the home is a magnificent lounge, a dual-aspect space that serves as a grand setting for relaxation. This room transitions seamlessly into a bright conservatory, which acts as a bridge between the indoors and the garden, while a separate family room and a dedicated dining room provide further options for formal hosting or informal gatherings. The kitchen is positioned for maximum efficiency, supported by a guest cloakroom and ample storage throughout the ground floor to ensure a clutter-free environment.

The sleeping quarters occupy a private wing of the ground floor, featuring three well-proportioned double bedrooms. The principal bedroom is particularly striking, boasting a deep bay window that draws in natural light and adds a touch of architectural character. These rooms are served by a centrally located family bathroom and a secondary separate WC, a practical touch that eases the pressure of the morning routine for

a busy household.

Ascending to the first floor, the property offers a versatile loft room alongside a substantial storage room. This upper level provides an ideal sanctuary for a secluded home office, a creative studio, or a teenager's den, allowing the home to evolve alongside your family's needs. Completing the footprint is a substantial detached garage of 267 sq. ft, offering secure parking or the potential for a workshop or home gym. This is a residence that truly understands the need for space, light, and flexible living in a premier location.

Externally, this property offers a rare sense of sanctuary. Approached via secure private gates, the property sits at the head of a tranquil cul-de-sac, ensuring a lifestyle defined by peace and seclusion. The carriage driveway provides ample parking for multiple vehicles, leading to the substantial detached garage and creating an immediate sense of arrival.

Set upon a coveted south-facing plot, the gardens are designed to capture the best of the day's sunlight, making the rear of the home a genuine sun trap for alfresco dining and summer entertaining. The property's most breath-taking feature, however, is its position overlooking privately owned farmland. These rolling, undisturbed views provide a picturesque rural backdrop that remains entirely private, ensuring your home feels like a quiet escape from the modern world

while remaining firmly rooted in one of Calverley's most prestigious locations.

REASONS TO BUY

- Substantial Internal Scale
- Set On Beautiful Grounds & Backs On Greenbelt Land
- Private Gated Access
- Close To Local Amenities
- South-Facing Garden
- A Quiet Cul-de-Sac Setting
- Versatile Living Zones
- Exceptional Parking & Storage
- No Onward Chain
- Single Level Living

ENVIRONS

Calverley is a prestigious and historic village located approximately 7.5 miles west of Leeds City Centre and 4 miles northeast of Bradford. Perched on a high ridge overlooking the Aire Valley, it retains a distinct rural identity that separates it from the urban sprawl of its neighbours, Pudsey and Horsforth.

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 exclusive selling agent Monroe Estate Agents

9 MONSON AVENUE





9 MONSON AVENUE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band F

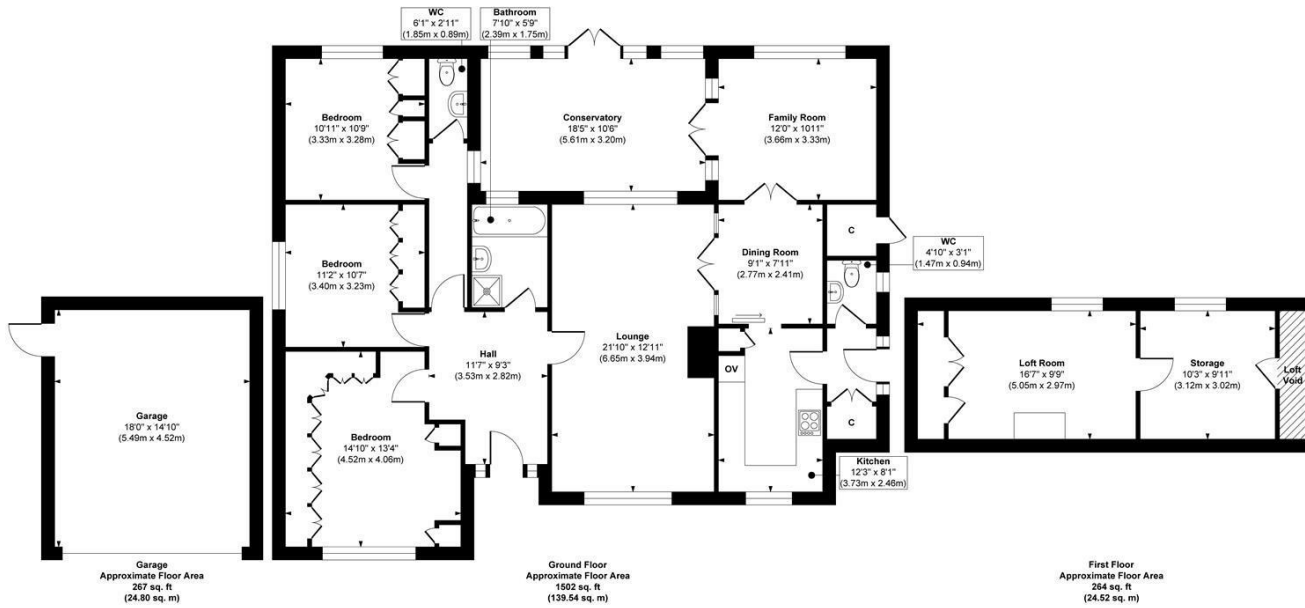
Viewings – By Appointment Only

Floor Area – 2033.00 sq ft

Tenure – Freehold



Monson Avenue, Calverley



Approx. Gross Internal Floor Area 2033 sq. ft / 188.86 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Show Home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES