1 CLAREMONT MEWS CLAREMONT ROAD

LEEDS, LS6 4EB

£350,000

FREEHOLD

Monroe is proud to present this attractive and versatile home offering well-planned accommodation, providing an excellent balance of living and bedroom space. With approximately 1,051 sq ft of accommodation, the property offers a practical layout that is ideally suited to a variety of buyers, with generous reception space, three bedrooms and a useful garage.

MONROE

SELLERS OF THE FINEST HOMES

1 CLAREMONT MEWS

• Two well-proportioned bedrooms • Spacious living room • Separate dining room • Practical fitted kitchen • Excellent family accommodation • Features a garage • Flexible bedroom arrangement • Over 1,000 sq ft of accommodation • Ideal for modern living

Upon entering the property, the ground floor provides a welcoming living room, offering a comfortable and versatile space for relaxing and entertaining. The kitchen is positioned alongside a separate dining room, creating a practical arrangement for both everyday family life and hosting guests. The separate dining area provides plenty of flexibility for a dining table and chairs while maintaining a good connection with the kitchen.

The first floor provides two well-proportioned bedrooms, both offering excellent flexibility for family members and guests. The accommodation is complemented by the additional office space located on the second floor ideal for a home office.

Externally, the property benefits from an garage, providing secure parking and valuable additional storage. The garage offers further practicality for those requiring space for vehicles, bicycles, outdoor equipment or general household storage. There is also a dedicated off-street parking space.

REASONS TO BUY

Two well-proportioned bedrooms
Spacious living room
Separate dining room
Practical fitted kitchen
Excellent family accommodation
Features a garage
Flexible bedroom arrangement
Over 1,000 sq ft of accommodation
Ideal for modern living

ENVIRONS

Headingley is a highly desirable area, ideal for young professionals and families, thanks to the abundance of local amenities available right on the doorstep. It boasts an extensive array of shops, bars and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Transport links are easily accessible on foot, and frequent bus services provide direct routes into Leeds City Centre, as well as connections to wider destinations via Leeds City train station.
Families will appreciate the nearby park featuring a children's play area and the convenience of the local library, supermarkets, and healthcare facilities.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENTURE

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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ADDITIONAL INFORMATION

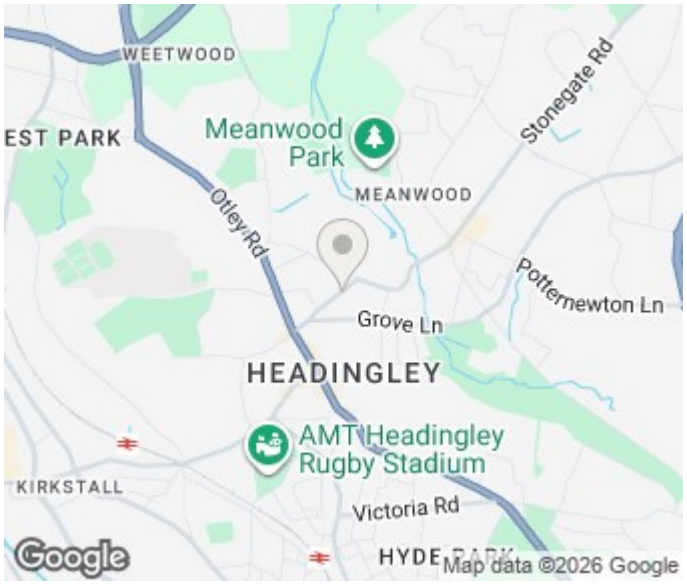
Local Authority – Leeds City Council

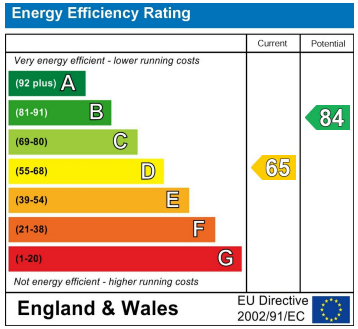
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1051.00 sq ft

Tenure – Freehold





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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