





3 WEST PARK PLACE

LEEDS, LS8 2EY

£795,000

FREEHOLD

Monroe Estate Agents are delighted to present to the market this attractive four-bedroom family home, ideally situated in the highly sought-after area of Roundhay. Offering well-proportioned and versatile accommodation throughout, the property provides an excellent opportunity for families looking for a spacious home in a desirable residential location.

MONROE

SELLERS OF THE FINEST HOMES

3 WEST PARK PLACE

• Situated in the highly desirable area of Roundhay • Four spacious bedrooms • Perfect family home • Close to local amenities • Turn key property • Private driveway providing secure off-street parking • Features a separate utility room for convenience • Character features throughout • Recently refurbished kitchen • Evenly proportioned garden, made up of patio and lawn





Upon entering the property, you are welcomed into a spacious and inviting entrance hallway, providing access to the principal rooms on the ground floor. To the right is a convenient downstairs WC, while to the left is a versatile family room, offering an ideal space for relaxing, entertaining or family use. Towards the rear of the hallway, you will find the impressive living room, which benefits from a cosy log burner, creating a warm and inviting focal point. Double doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The recently refurbished kitchen is positioned to the rear of the property and has been thoughtfully designed to provide a modern and practical space for everyday family life. The kitchen features a range of fitted units together with integrated appliances, while both the kitchen and adjoining utility room benefit from underfloor heating, providing a warm and comfortable environment. The separate utility room offers additional storage and workspace, adding further practicality to this well-appointed area of the home.

To the first floor, the property offers a well-planned arrangement of bedrooms, including a spacious principal bedroom which benefits from its own en suite shower room. The remaining bedrooms provide excellent flexibility for children, guests or those requiring space to work from home, while a family bathroom serves the additional bedrooms.

There is also potential to extend the accommodation further into the loft space, subject to the necessary planning permissions and building regulations, offering an exciting opportunity for future enhancement and the potential to create additional living or bedroom accommodation.

Externally, the property is complemented by a beautifully maintained front garden, creating excellent kerb appeal and a welcoming approach to the home. A private driveway provides valuable off-street parking, as well as an electric car charging point. To the rear is an attractive garden featuring a paved patio area and lawn, providing an excellent space for outdoor dining, entertaining and family enjoyment. The rear garden also benefits from a generous garden shed, providing excellent additional storage for garden equipment, bikes and other household items.

REASONS TO BUY

-Situated in the highly desirable area of Roundhay
-Four spacious bedrooms
-Perfect family home
-Close to local amenities
-Turn key property
-Private driveway providing secure off-street parking
-Features a separate utility room for convenience
-Character features throughout

-Recently refurbished kitchen
-Evenly proportioned garden, made up of patio and lawn

ENVIRONS

Roundhay, a highly sought after North Leeds suburb that boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, several championship golf courses, and a bowling green, which are complemented by a variety of yoga studios, fitness centres, and the weekly parkrun hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.
Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

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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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band F

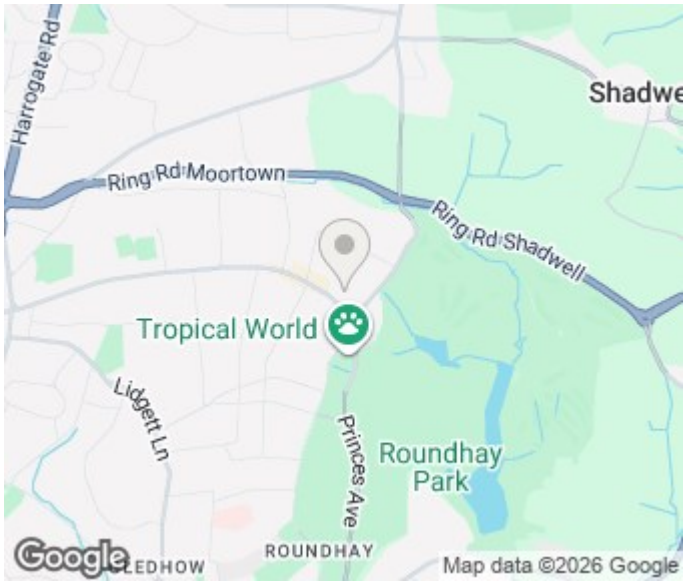
Viewings – By Appointment Only

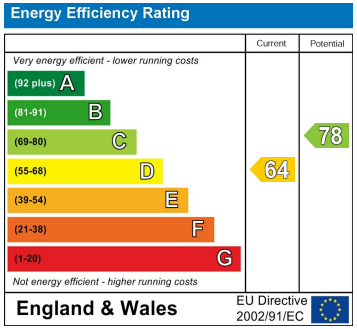
Floor Area – 1593.00 sq ft

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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