



30 FALLING FOSS WAY

LEEDS, LS16 9FP

£525,000
FREEHOLD

Monroe proudly presents this beautifully appointed four-bedroom detached home, located in the highly sought-after village of Bramhope.

Offering stylish and spacious living throughout, this exceptional property combines modern finishes with generous accommodation, making it the perfect home for families or those seeking a premium lifestyle in a prestigious location.

MONROE

SELLERS OF THE FINEST HOMES

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- Prime location, modern and practical
- Beautifully presented enclosed rear garden, perfect for families
- Open-plan kitchen, living and dining space
- Sleek en suite with built-in storage
- Stylish, modern interiors throughout
- Features a stunning decking area
- Four spacious bedrooms
- Detached Family Home
- Modern kitchen with integrated appliances
- Ideal for family life, working from home, and entertaining



A beautifully presented four-bedroom detached family home, ideally located in the highly sought-after village of Bramhope — one of North Leeds' most desirable residential areas.

This impressive home offers a perfect blend of modern style and practical living, making it ideal for families seeking space, comfort, and convenience.

At the heart of the home is a stunning open-plan kitchen diner, finished to an exceptional standard. It features high-quality fittings, integrated appliances, and ample worktop and storage space — ideal for both everyday family life and entertaining. Patio doors open directly onto the rear garden, while a double window floods the room with natural light, creating a bright and airy atmosphere throughout.

The ground floor also benefits from a spacious entrance hallway leading into a formal lounge, with French doors opening out to the rear garden. Adjoining the lounge is a cosy snug, complete with a charming bay window that adds character and even more natural light — perfect as a reading room, playroom, or additional seating area — along with a convenient downstairs WC.

Upstairs, the first floor hosts four well-proportioned bedrooms. Three are generous doubles, including a principal bedroom with a sleek en suite shower room. All bedrooms are immaculately presented with a contemporary finish and offer excellent space for

storage. The modern family bathroom is tiled to a high standard and serves the remaining bedrooms.

Externally, the property enjoys a beautifully maintained, private rear garden, complete with a decked seating area — perfect for alfresco dining or relaxing in the sun. The garden is fully enclosed, offering peace and privacy for the whole family. To the front, the property benefits from ample off-street parking and a detached garage for additional storage or secure parking.

REASONS TO BUY

- Stunning four-bedroom, detached home
- Sought after location
- Rich in local amenities
- Modern home throughout
- Open plan living
- Turn key property
- Perfect family home
- Off street parking and a garage
- Light and airy throughout
- Integrated appliances

ENVIRONS

Bramhope is a highly sought-after area located in North Leeds, approximately 7 miles north of the city centre. It's situated on the road between Leeds and the market

town of Otley. The village offers stunning countryside scenery and woodlands while still maintaining a pleasant semi-rural atmosphere. It has a range of local shops, a highly regarded primary school, a public house, a medical centre, and a selection of recreational activities, including a health club, Bramhope Tennis Club, and easy access to Golden Acre Park.

Bramhope has a convenient location for travelling to and from, with easy access to Bradford, Harrogate, and York for daily commuting, and the A1/M1/M62 motorway network provides a convenient way to travel to areas further away. Additionally, Leeds/Bradford International Airport is just a ten-minute drive away, making it a great option for those looking to travel by air.

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

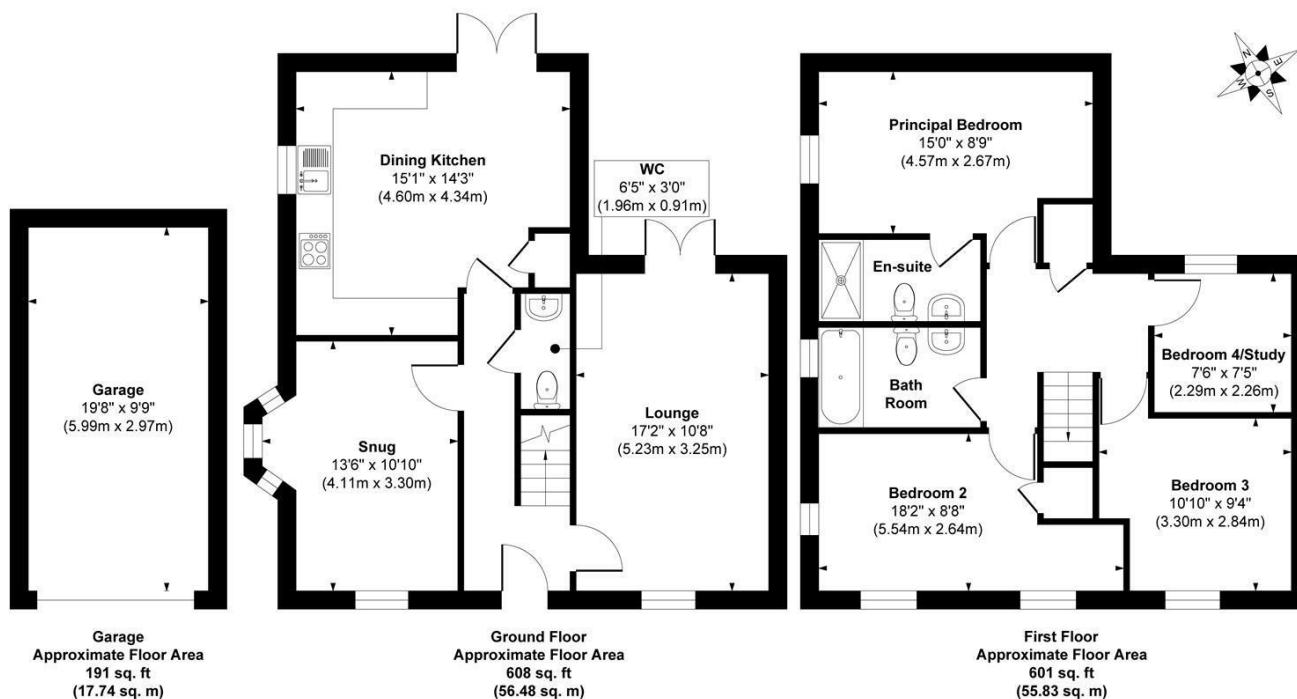
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1400.00 sq ft

Tenure – Freehold

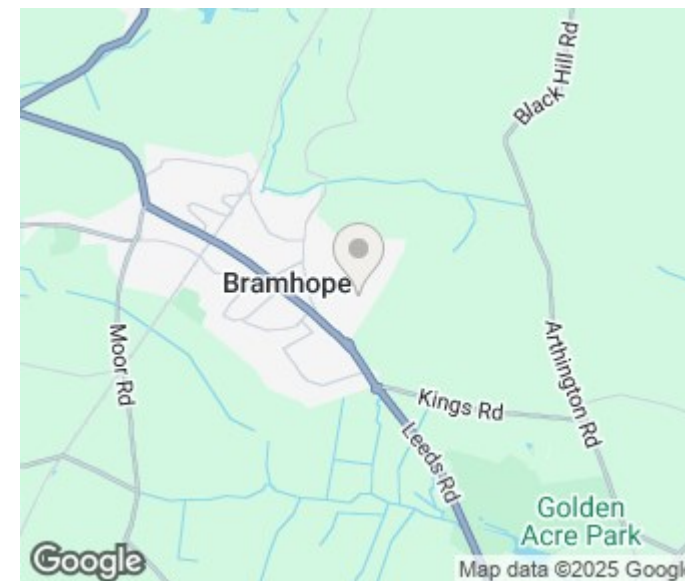




Approx. Gross Internal Floor Area 1400 sq. ft / 130.05 sq. m (Including Garage)

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		93
(81-91) B	84	
(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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