



## 4 BRANDON CLOSE

LEEDS, LS17 8GD

£599,950  
FREEHOLD

Monroe is delighted to showcase this impressive four-bedroom detached home in Shadwell, it offers stylish, spacious living perfect for modern family life. Ready to move straight into, it combines generous living space with a high standard of finish, creating a superb family home in a highly desirable location.

MONROE

SELLERS OF THE FINEST HOMES

## 4 BRANDON CLOSE

- Located in the sought after area of Shadwell
- Beautiful open-plan living
- Immaculately presented throughout
- Ample storage space
- Great kerb appeal
- Large, well maintained rear garden
- Seamless flow throughout
- Modern kitchen with high specification integrated appliances
- All bathrooms are marble
- Close to local amenities



Situated in a quiet residential setting, this well-proportioned and versatile home offers generous living space across three floors, complemented by a detached garage and a private home office. The property has been thoughtfully arranged to provide flexible accommodation ideal for modern family living, combining open-plan entertaining areas with comfortable private spaces.

Upon entering the property, you are welcomed by a spacious hallway that provides access to the principal ground floor rooms. To the front of the home sits a bright and inviting living room, featuring a charming bay window that allows plenty of natural light to fill the space, creating a warm and relaxing atmosphere perfect for everyday living or entertaining guests. Adjacent to the hallway is a convenient ground floor WC.

To the rear of the property, the home opens into an impressive dining kitchen measuring over 25 feet in length. This expansive space forms the heart of the home and offers ample room for both cooking and dining. A central island provides additional preparation space and casual seating, while the generous layout easily accommodates a family dining table. Double doors open out from the dining area, allowing natural light to flood the room and providing an excellent connection to the outside space.

Moving to the first floor, the property continues to

impress with three well-proportioned bedrooms. The principal suite is a particular highlight, bathed in natural light and featuring the added luxury of a private en-suite shower room. The remaining bedrooms on this level are served by a sleek, modern family bathroom.

The second floor hosts an exceptional main bedroom suite, offering a private retreat within the home. This impressive space spans the entire upper level and provides ample room for a large bed and additional furnishings. The suite is complemented by its own en-suite bathroom, creating a comfortable and secluded environment perfect for relaxation.

Step outside to find a perfectly maintained South-facing garden, a true sun trap. The property benefits from both a detached garage and a separate home office, providing that essential extra room for work or play. With its level lawn and practical patio area, the outdoor space is as functional as it is beautiful.

### REASONS TO BUY

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#### ENVIRONS

Brandon Close boasts an exceptional location, offering a wealth of local amenities in Shadwell and Roundhay. Everything you need is conveniently located right on your doorstep, including local shops, vibrant bars, restaurants, and coffee shops. Positioned near the A58 and close to the Ring Road A6120, it provides excellent connectivity while maintaining a peaceful rural setting. Nearby, a host of local amenities are available, such as a famous Fish and Chip shop, a village golf course, the Red Lion Pub, tennis courts, and a newly established recreation park, making it a perfect setting for homeowners desiring access to these facilities.

#### 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 E

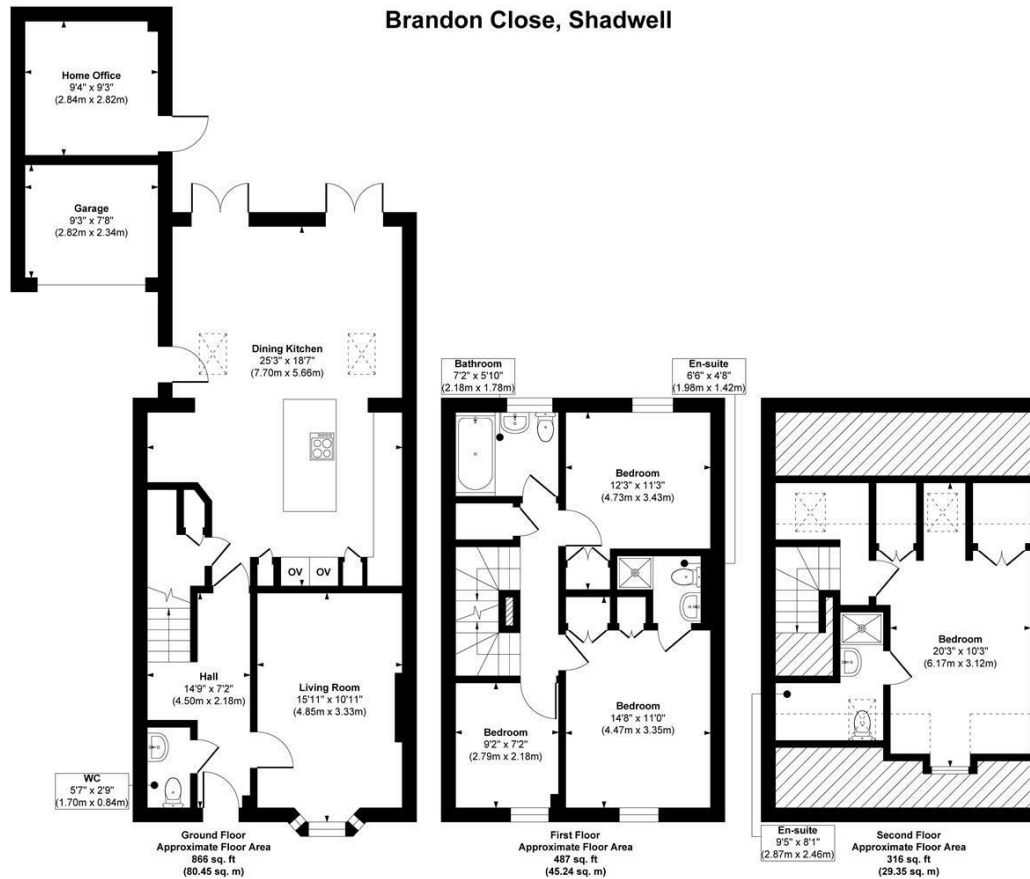
**Viewings** – By Appointment Only

**Floor Area** – 1669.00 sq ft

**Tenure** – Freehold



**Brandon Close, Shadwell**



**Approx. Gross Internal Floor Area 1669 sq. ft / 155.04 sq. m (Including Outbuilding)**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		75	83

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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