



## 11 RED HALL GARDENS

LEEDS, LS17 8NG

£415,000  
FREEHOLD

Nestled in the highly desirable residential area of Red Hall Gardens, this impressive four-bedroom detached home offers a masterclass in functional family design. Combining generous social spaces with well-proportioned private quarters, the property extends to approximately 1,224 square feet (including the garage), providing a versatile layout perfect for the growing modern family.

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SELLERS OF THE FINEST HOMES

# 11 RED HALL GARDENS

- Prime Leeds Location: Situated in a desirable, quiet residential pocket with great local amenities
- Generous Proportions: Over 1,200 sq. ft of well-planned living space that maximizes every square inch
- Detached Garage: Secure off-street parking or the perfect footprint for a workshop or home gym
- Great investment opportunity
- Spacious garden area, perfect for growing families
- Ample off road parking
- Beautiful views across the open countryside
- Perfect family home



The ground floor opens into a welcoming central entrance hall. To the front, you'll find a bright lounge, characterised by a large bay-style window that invites an abundance of natural light. This space flows effortlessly toward the rear of the property, where a formal dining room is situated. Featuring elegant double doors that open directly onto the garden, it is an ideal setting for summer entertaining and family gatherings. Adjacent to the dining area is a spacious breakfast kitchen, thoughtfully designed with ample cabinetry and workspace. For added convenience, the ground floor is completed by a shower room and WC.

Ascending to the first floor, the landing leads to four bedrooms. The principal bedroom is a generous double with a sunny front-facing aspect, while the second bedroom provides another substantial double space overlooking the quiet rear garden. The third and fourth bedrooms offer incredible flexibility, serving perfectly as children's rooms, a dedicated home office for remote work, or a creative hobby space. These rooms are served by a family bathroom, which features a bath and shower.

Externally, the property is as functional as it is attractive. A detached garage provides secure off-street parking or additional workshop space, and is further enhanced by an integrated external store room—perfect for gardening equipment or bicycles. Situated in a prime Leeds location with excellent proximity to local

schools and transport links, this home represents a rare opportunity to secure a well-balanced residence in a peaceful community.

## REASONS TO BUY

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## ENVIRONS

Red Hall Gardens 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

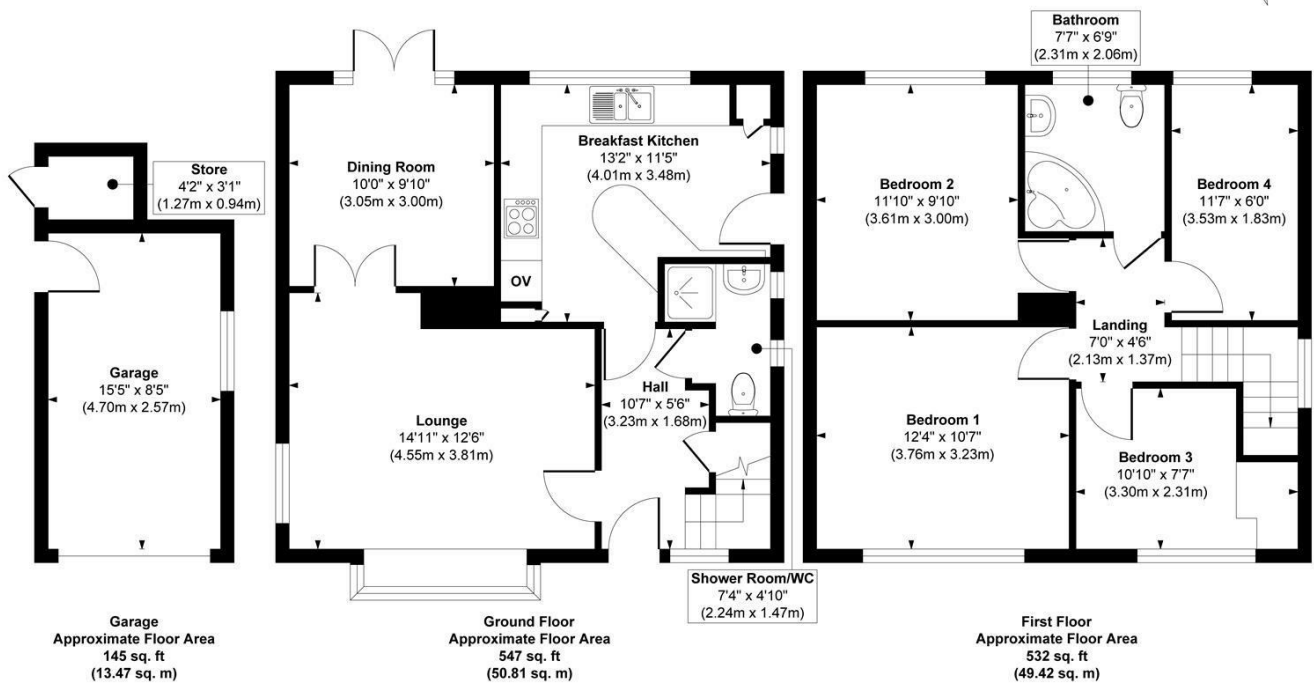
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1224.00 sq ft

**Tenure** – Freehold

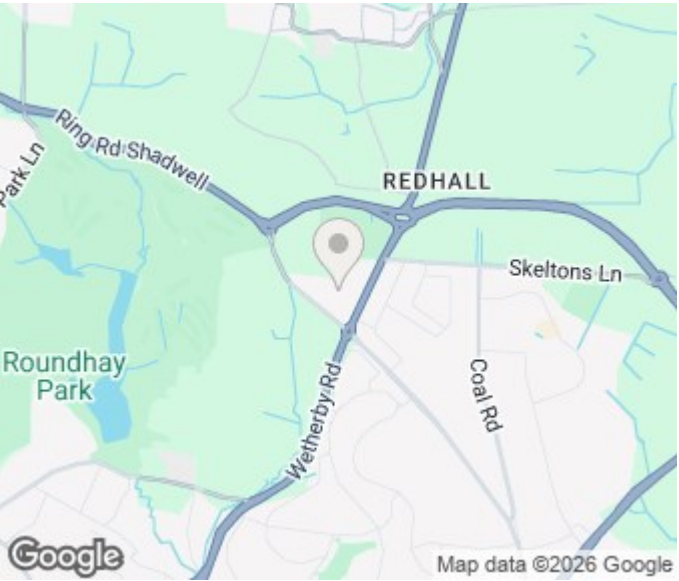
Red Hall Gardens, Leeds



Approx. Gross Internal Floor Area 1224 sq. ft / 113.70 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 80        |
| (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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