



5 KEPLESTONE MEWS

LEEDS, LS17 7US

£499,950
FREEHOLD

Looking for a CHAIN FREE spacious family home? Your search ends here! This inviting property is perfect for your family with excellent schools nearby.

MONROE

SELLERS OF THE FINEST HOMES

5 KEPLESTONE MEWS

- Terraced Property Over Three Floors • CHAIN FREE • 1528 Sqft • Four Bedrooms • Private Garden With Patio • Outstanding Schools In The Area • Walking Distance from Leeds Grammar School • Garage/Snug • Parking • Fantastic Amenities In The Area



Monroe is delighted to showcase 5 Keplestone Mews, an exceptional family home that boasts a spacious living area of 1528 sqft, spread across three floors. The property is conveniently located within walking distance to Leeds Grammar School and offers breathtaking country walks. In addition, the house boasts a private back garden with a lovely patio, perfect for entertaining your loved ones in style and creating unforgettable memories that will last a lifetime.

As soon as you step inside the house, you'll be greeted by a spacious and inviting entrance hall that is sure to impress you. The hall leads to a well-appointed kitchen and dining area, which boasts French windows that open up to a private back garden. The garage has been converted into a cozy snug, and there is also a guest WC and utility room for added convenience. The kitchen is fully equipped and comes with built-in appliances.

The ground floor comprises a living room with a balcony, as well as one of the double bedrooms that features fully fitted wardrobes and a modern En Suite shower room.

The second floor has three additional bedrooms and a modern house bathroom.

There is a driveway at the front of the house, a private garden with a patio area, and a summer house at the rear, perfect for summer days.

Make sure not to miss out on this amazing opportunity in a fantastic location.

SHOW STOPPERS

- CHAIN FREE
- Alwoodley, Close to Excellent Amenities, Golf Courses and Walks
- Over 1500 Sqft
- Driveway & Private Gardens
- Spacious Throughout

ENVIRONS

Alwoodley Gates is situated in the highly desirable area of Alwoodley, which is conveniently located within walking distance of Leeds Grammar School Alwoodley Lane in North Leeds is an excellent location for families, offering a wide range of amenities such as restaurants, cafes, a David Lloyd Leisure club, several top-rated golf courses, and GSAL. In addition, the area benefits from various highly rated state schools, including Alwoodley Primary School and Allerton High School. There are also fantastic countryside walks right on your doorstep, including Eccup.

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

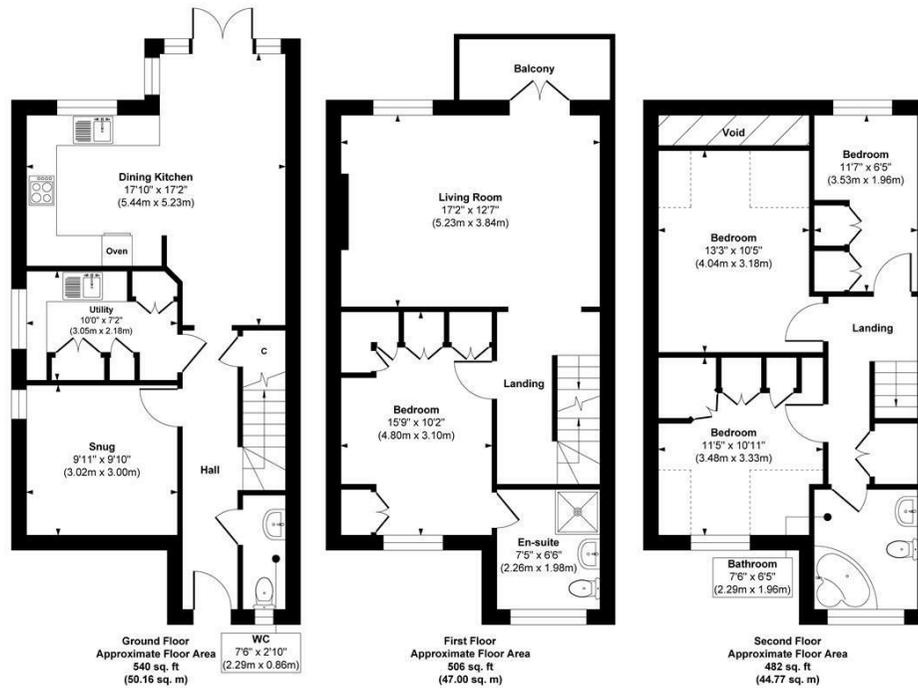
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1528.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1528 sq. ft / 141.93 sq. m
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		74	84
(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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