



50 MANSION GATE DRIVE LS7 4SY

£599,950
FREEHOLD

Monroe is delighted to present this beautiful townhouse nestled in the heart of the vibrant and highly sought-after Chapel Allerton area, this expansive three-story property offers functional family living. Boasting over 1,670 sq. ft of internal space, this residence is characterised by its generous proportions and thoughtful layout.

MONROE

SELLERS OF THE FINEST HOMES

50 MANSION GATE DRIVE

- Prime Location: Situated in the heart of Chapel Allerton
- Turn key property
- Perfect for family living
- Beautifully presented throughout
- Fenced rear garden adding privacy
- Great school catchment
- Quartz work tops in the kitchen
- Neff instigated appliances



Upon entering through the welcoming hallway, you are greeted by a sense of space and light. The ground floor is designed for both relaxation and entertaining. To the front, a spacious Sitting Room features a charming bay window, providing an ideal sanctuary for quiet evenings. Moving through the home, the impressive Dining Kitchen spans the full width of the property. This open-plan hub is perfect for modern life, featuring a central island and direct access to the rear via double doors, ideal for alfresco dining. This floor is completed by a practical downstairs WC and convenient under-stair storage.

The first floor hosts three well-appointed bedrooms and the primary family bathroom. The Second Bedroom is a sizeable double that benefits from its own private en-suite shower room, making it an excellent guest suite or a comfortable room for older children. Two further bedrooms offer great flexibility; one is a well-proportioned double, while the other serves perfectly as a Study or nursery. The family bathroom is centrally located off the landing, featuring a full-size bathtub and modern fixtures.

The standout element of this property is the spectacular Principal Suite occupying the entire second floor. This expansive bedroom area is bathed in light and offers a true sense of privacy. It leads through to a dedicated Dressing Room with ample fitted wardrobe space, which in turn opens into a large, four-piece En-suite

bathroom. This floor represents a genuine retreat from the rest of the house, offering luxury and seclusion.

REASONS TO BUY

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ENVIRONS

Located in Chapel Allerton, Mansion Gate Drive is ideally situated just a short walk from the vibrant high street. You'll find independent shops, cafes, and restaurants that create a delightful community atmosphere. Nature enthusiasts will enjoy the proximity to Gledhow Valley Woods, providing a serene escape for evening strolls along the stream. Meadow Walk offers a perfect blend of city comforts and tranquil nature, creating a space where your residence becomes a sanctuary, and your surroundings invite you to be a part of a charming community.

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 exclusive selling agent Monroe Estate Agents

50 MANSION GATE DRIVE





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band E

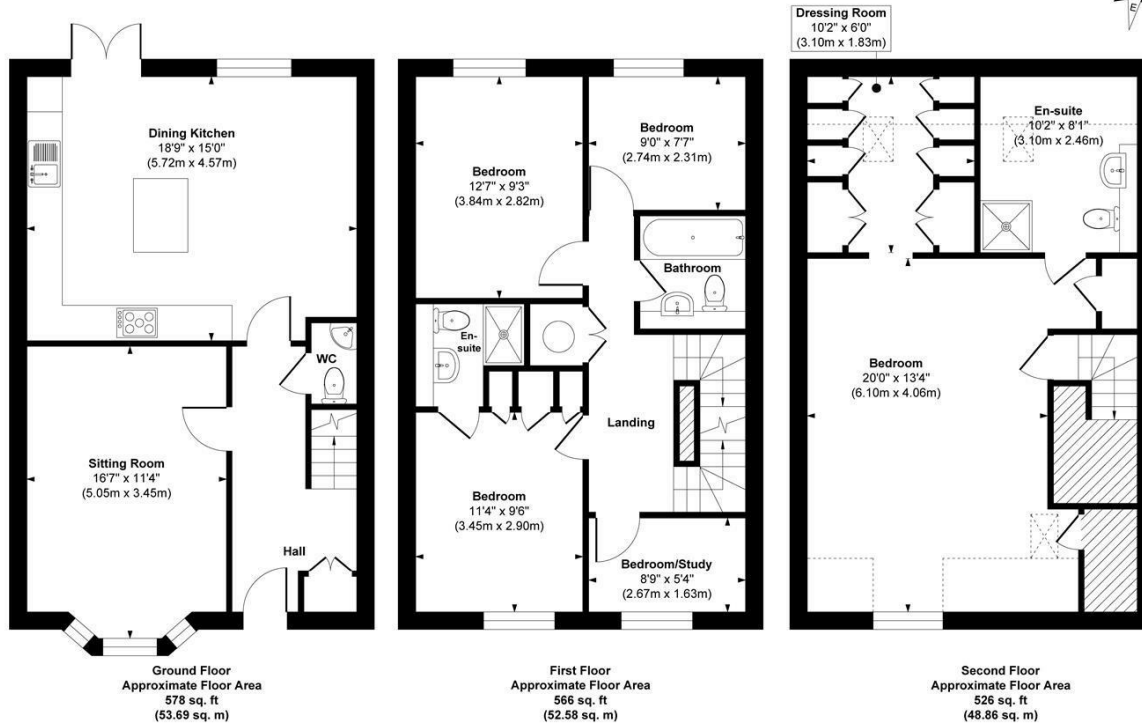
Viewings – By Appointment Only

Floor Area – 1670.00 sq ft

Tenure – Freehold



Mansion Gate Drive, Chapel Allerton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	87	94
	EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1670 sq. ft / 155.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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