





18 BENTCLIFFE GARDENS

LEEDS, LS17 6QS

£375,000

FREEHOLD

Monroe is delighted to present this attractive and versatile property, It offers well-proportioned accommodation arranged over three floors, providing approximately 1,604 sq ft of living space. The property offers a fantastic balance of reception space, bedrooms and flexible accommodation, making it well suited to modern family living.

MONROE

SELLERS OF THE FINEST HOMES

18 BENTCLIFFE GARDENS

• Flexible accommodation over three floors • Versatile second-floor office • Three spacious bedrooms • Two generous reception rooms • Bright and spacious living room • Separate dining room with French doors • Well-proportioned kitchen • Family bathroom plus additional WC • Excellent eaves storage • Separate garage





The ground floor opens into a welcoming entrance area, leading through to the spacious living room, which features an attractive curved bay window and provides a comfortable space for relaxing. The separate dining room offers an excellent setting for family dining and entertaining, with French doors opening to the outside. The kitchen is positioned to the rear and provides a practical range of wall and base units, with useful storage cupboards completing the ground floor.

The first floor provides three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from a curved bay window, while the second bedroom is another generous double. The third bedroom offers excellent flexibility and could be utilised as a child's bedroom, guest room or home office. A family bathroom completes this floor.

The second floor provides a highly versatile additional space, currently arranged as a substantial office. This could be utilised as a home office, study, hobby room or an additional bedroom, subject to requirements. The room also benefits from useful eaves storage, with a separate WC adding further practicality.

Externally, the property benefits from a separate garage, providing secure parking and valuable additional storage space.

Overall, this is a well-planned and versatile home offering three bedrooms, two reception rooms, a useful second-floor office, two WC facilities, excellent storage and a separate garage, providing flexible accommodation for a range of modern family requirements.

REASONS TO BUY

- Three spacious bedrooms
- Versatile second-floor office
- Two generous reception rooms
- Bright and spacious living room
- Separate dining room with French doors
- Well-proportioned kitchen
- Family bathroom plus additional WC
- Excellent eaves storage
- Separate garage
- Flexible accommodation over three floors

ENVIRONS

This home is situated in Moortown, and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting, but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green

spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city centre and Ring Road.
LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold

Some of the photos within this advert have been enhanced using AI features

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

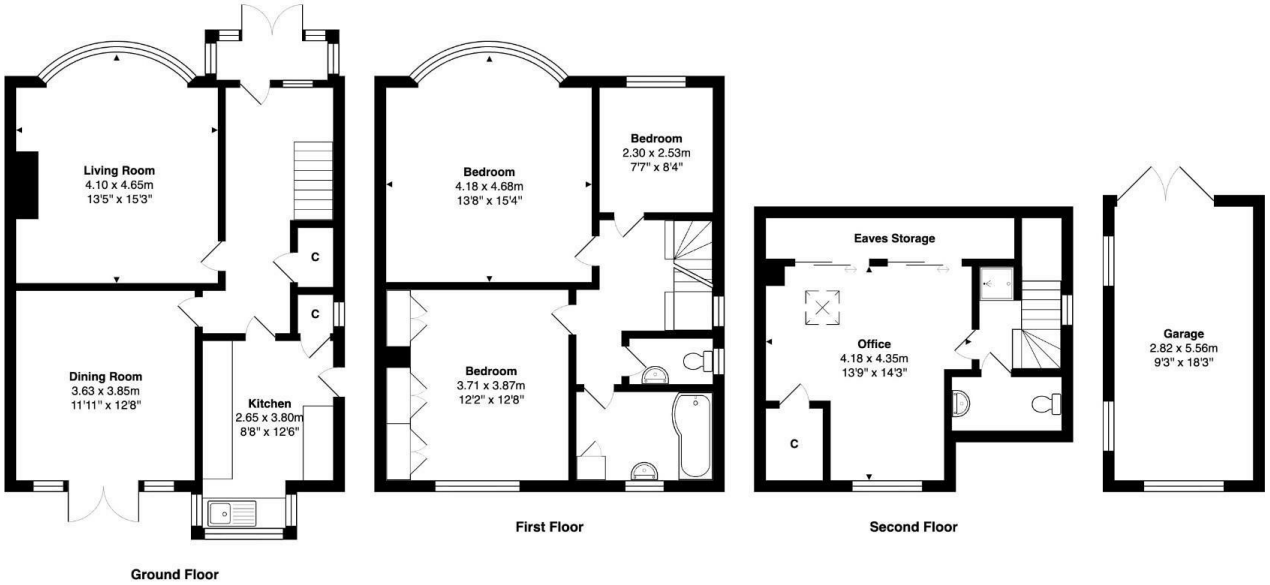
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1604.00 sq ft

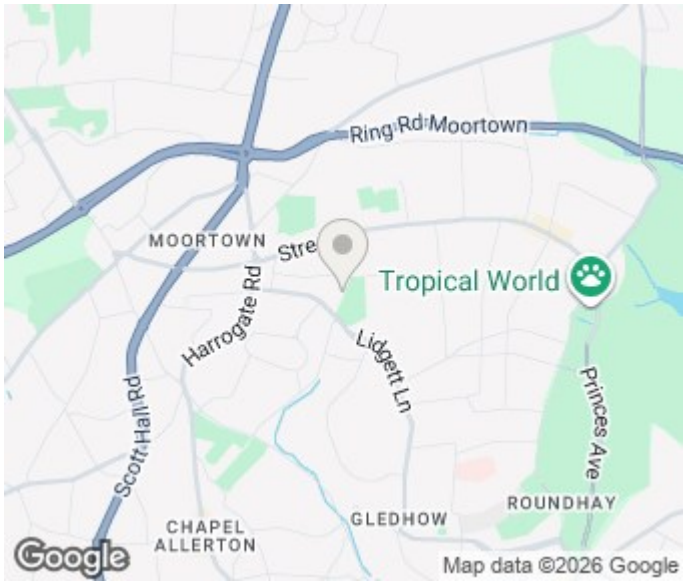
Tenure – Freehold

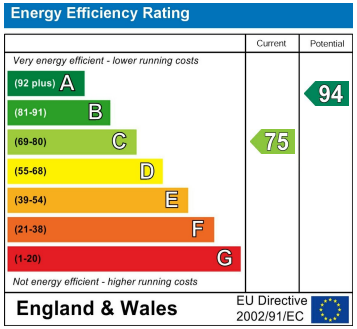




Total Area: 149.0 m² ... 1604 ft² (excluding eaves storage, c)

All measurements are approximate and for display purposes only





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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