



THE YEW CHAPEL FOLD

LEEDS, LS17 8FY

£625,000
FREEHOLD

Monroe is thrilled to introduce this superb three-bedroom, detached residence in one of Leeds' most sought-after locations. Offered chain-free, this home is not one to be missed!

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SELLERS OF THE FINEST HOMES

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- Finished to a high standard throughout
- Master bedroom finished with fitted wardrobes for ample storage
- Fantastic location, rich with amenities
- Private rear garden
- Gorgeous formal living room
- Practical and inviting dining kitchen
- Three well-proportioned bedrooms
- Two bedrooms equipped with ensembles
- Offered chain-free
- Integrated appliances in the kitchen



The Yew – A Stunning Chain-Free Detached Home in P
Monroe are delighted to present The Yew, an exceptional three-bedroom, three-bathroom detached residence tucked away on a private road in the heart of sought-after Shadwell. This beautifully presented home offers over 2,000 sq. ft. of stylish living space and is being sold chain-free, making it an outstanding opportunity.

Key Features

- Prime Shadwell location on a private road
- Chain-free sale for a smooth purchase
- Over 2,000 sq. ft. of well-designed living space
- Three large double bedrooms (two with ensembles)
- Three bathrooms plus an additional WC
- Open-plan kitchen, dining and living area with sliding doors to garden
- Separate formal living room & dedicated study
- Integrated kitchen appliances & sleek fitted units
- Utility room and integral garage
- Ample driveway parking plus private rear garden

Step through the front door into a bright and welcoming hallway leading to a range of versatile living spaces. The stylish open-plan kitchen, dining and living area is the heart of the home – ideal for entertaining or family life – with integrated appliances, modern finishes and sliding doors opening directly onto the private rear garden for seamless indoor-outdoor living.

A separate formal living room offers a cosy retreat, while a dedicated study and a handy utility room add practicality.

Upstairs, you'll find three exceptionally well-proportioned bedrooms, including a luxurious master suite with fitted wardrobes. Both the master and second bedrooms benefit from modern ensembles, and a stylish family bathroom completes the first floor.

To the front, a spacious driveway provides ample parking and leads to the integral garage. At the rear, a private enclosed garden offers a peaceful escape and plenty of space for outdoor entertaining.

This property perfectly blends style, space and location – and with no onward chain, it's ready to move into. Early viewing is highly recommended.

ENVIRONS –

The Yew 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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority –

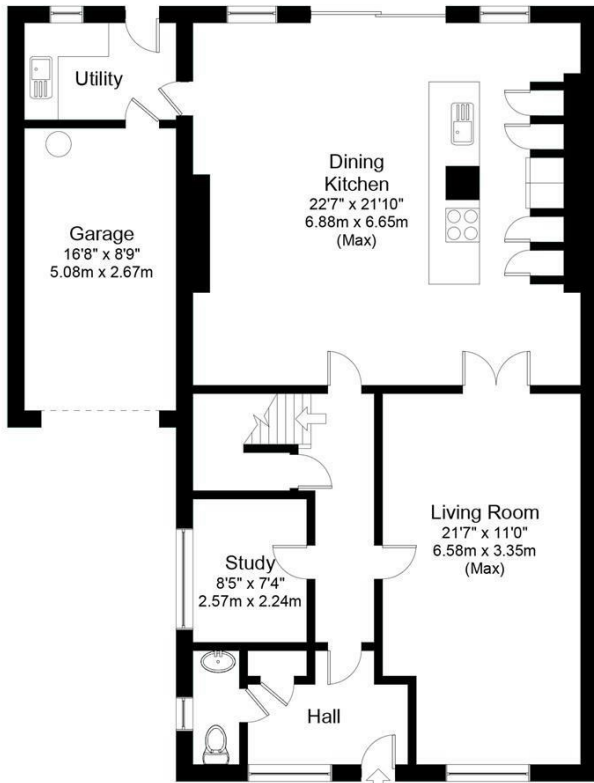
Council Tax – Band

Viewings – By Appointment Only

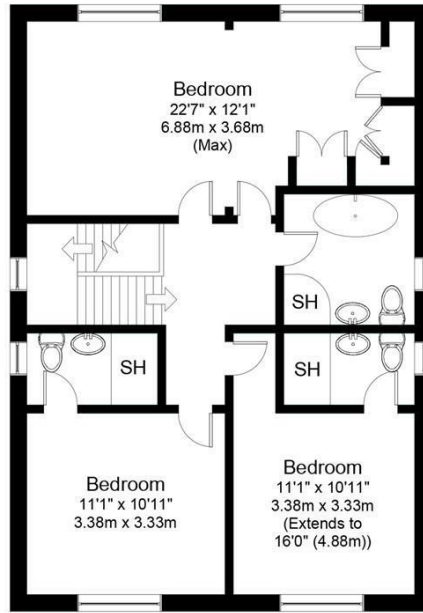
Floor Area – 2024.00 sq ft

Tenure – Freehold





Ground Floor



First Floor

Gross internal floor area including garage (approx.): 188.0 sq m (2,024 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



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	82	90
	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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