



**55 BONDGATE
LEEDS, LS17 9LN**

Welcome to 55 Bondgate, a gorgeous three-bedroom semi-detached home occupying a prime position within one of Yorkshire's most prestigious villages.



**£570,000
FREEHOLD**

MONROE

SELLERS OF THE FINEST HOMES

55 BONDGATE

- Charming three-bedroom home
- Formal living room with a marble fireplace
- High-specification kitchen
- Detached double garage (fully insulated and can be used as a studio)
- Luxurious house bathroom
- Principal suite with bespoke wardrobes
- Dressing room
- Gorgeous low-maintenance rear garden
- Outbuilding with electrics
- Prestigious village location



55 Bondgate

Welcome to Bondgate, a gorgeous three-bedroom semi-detached home occupying a prime position within one of Yorkshire's most prestigious villages.

With the benefit of a double garage to provide off street parking, this well positioned end terrace offers privacy and a high specification finish throughout.

Upon entering this stunning home, you are welcomed by a spacious entrance hall that grants access to the formal living room with a modern cottage feel and a stunning marble fireplace with a feature gas fire.

A bespoke kitchen diner seamlessly blends Silestone quartz worktops and Siemens integrated appliances to create the dream contemporary cottage kitchen. A utility cupboard is conveniently located just off the kitchen.

On the first floor, there are three bedrooms and a luxurious family bathroom with a separate bath and shower. The elegant principal suite benefits from bespoke fitted wardrobes and characterful beams. The owners currently use one of the bedrooms as a dressing room.

Stepping outside the property there is a fantastic low-maintenance part paved garden perfect for hosting family and friends and an outbuilding equipped with

electrics, the outbuilding can also be used as a garage and there is two parking space outside the home

REASONS TO BUY

- Charming three-bedroom home
- Formal living room with a marble fireplace
- High-specification kitchen
- OFF STREET PARKING IN A DOUBLE GARAGE.
- Luxurious house bathroom
- Principal suite with bespoke wardrobes
- Dressing room/ third bedroom
- Gorgeous low-maintenance rear garden
- Outbuilding with electrics
- Prestigious village location

ENVIRONS

The property sits in the prime and highly sought-after village of Harewood which is conveniently placed between Leeds and Harrogate.

Harewood Village offers several local amenities that include a thriving village hall that hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym, and children's play area.

Harewood is well placed in several popular private educational facilities which include Gateways School in Harewood, The Grammar School at Leeds, and Ashville College in Harrogate. Within a short distance of the local bus services, in particular, the 'Number 36' that runs a regular service to Harrogate Spa town and Leeds City centre. The village is well placed for access to the A1M opening up the national motorway network. Leeds Bradford Airport is approximately 9 miles away providing regular domestic and international flights. The surrounding cities and towns offer renowned shopping and recreational amenities all within easy driving distance of the famous Yorkshire Dales.

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

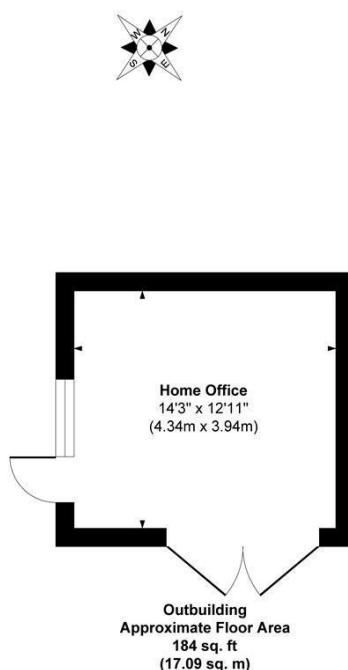
We are advised that this property benefits from a freehold title.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

55 BONDGATE





Approx. Gross Internal Floor Area 1318 sq. ft / 122.43 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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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	53	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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