



4 BRANDON CLOSE

LEEDS, LS17 8GD

£599,950
FREEHOLD

Monroe is delighted to showcase this impressive four-bedroom detached home in Shadwell, it offers stylish, spacious living perfect for modern family life. Ready to move straight into, it combines generous living space with a high standard of finish, creating a superb family home in a highly desirable location.

MONROE

SELLERS OF THE FINEST HOMES

4 BRANDON CLOSE

- Located in the sought after area of Shadwell
- Beautiful open-plan living
- Immaculately presented throughout
- Ample storage space
- Great kerb appeal
- Large, well maintained rear garden
- Seamless flow throughout
- Modern kitchen with high specification integrated appliances
- All bathrooms are marble
- Close to local amenities



Situated in a peaceful residential location, this beautifully presented family home offers spacious and versatile accommodation arranged over three floors, complemented by a detached garage, a separate home office, and a private south-facing garden. Thoughtfully designed for modern family living, the property seamlessly combines generous entertaining spaces with well-proportioned bedrooms and flexible accommodation throughout.

The welcoming entrance hall sets the tone for the home, providing access to the principal ground floor rooms. To the front, the elegant living room is filled with natural light courtesy of a charming bay window, creating a warm and inviting space to relax or entertain. A convenient ground floor WC is also located off the hallway.

To the rear, the property opens into a stunning open-plan dining kitchen extending to over 25 feet in length. Undoubtedly the heart of the home, this impressive space has been designed with both everyday family life and entertaining in mind. The contemporary kitchen features a central island offering additional preparation space and informal seating, while there is ample room for a large dining table. French doors lead directly onto the garden, flooding the room with natural light and creating a seamless connection between the indoor and outdoor living spaces.

The first floor offers three generous bedrooms, including an impressive principal bedroom complete with fitted storage and a stylish en-suite shower room. Two further well-sized bedrooms are served by a contemporary family bathroom, finished to a high standard.

Occupying the entire second floor is a superb main bedroom suite, providing a peaceful retreat away from the rest of the home. This exceptional space comfortably accommodates a king-size bed alongside additional furniture and benefits from its own modern en-suite bathroom, making it an ideal principal suite or luxurious guest accommodation.

Externally, the property enjoys a beautifully maintained south-facing garden, perfectly positioned to enjoy sunshine throughout the day. A spacious patio provides the ideal setting for outdoor dining and entertaining, while the level lawn offers plenty of space for children and pets to enjoy. Completing the property is a detached garage together with a separate home office, offering valuable additional space for remote working, a gym, hobby room or studio.

Offering flexible living space, excellent outdoor accommodation and a highly desirable layout, this is a fantastic family home ready to move straight into.

REASONS TO BUY

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ENVIRONS

Brandon Close 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 selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

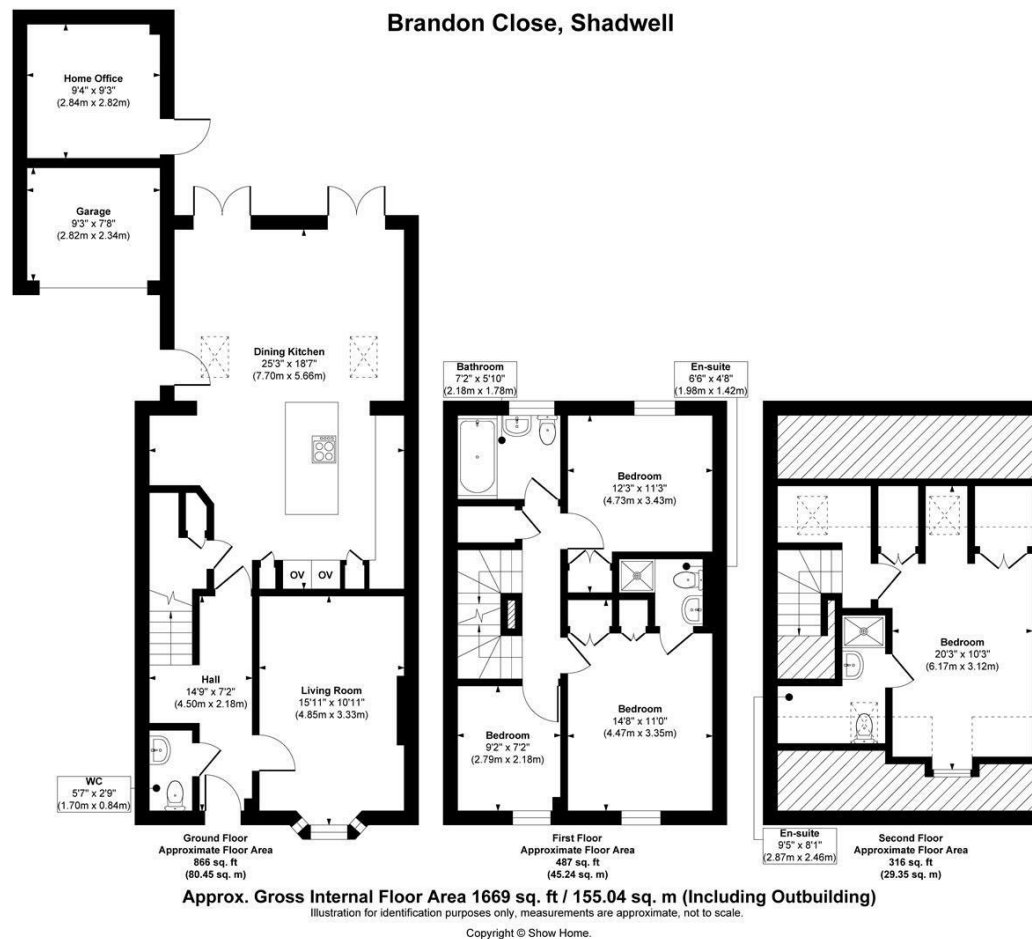
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1669.00 sq ft

Tenure – Freehold





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	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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