



HUNTERS®
HERE TO GET *you* THERE

Monkswood, Kirkstall, LS5

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Guide Price: £475,000

Nestled within a green oasis tucked away down a private drive this is an excellent opportunity to buy one of ten exclusive *architect designed* homes within the unique and sought after area of Monkswood.

The location offers convenient access to Leeds City Centre via frequent bus service, train and road. Near to Kirkstall Abbey, surrounding parkland and walks along the Leeds Liverpool canal, the up and coming area of Kirkstall also offers retail parks, leisure centres, bars and cafes.

With accommodation on three floors this property really has something for everyone. Three of the four bedrooms are on the lower ground floor and enjoy garden views with dual aspect windows to two bedrooms. There is a spacious family bathroom with a large adjoining sauna.

The ground floor has open plan living space incorporating the living room with large south-facing windows, dining area, and kitchen with a separate utility and cloaks/WC. A large elevated deck area to the side of the house has steps down to the woodland gardens.

On the first floor there is an impressive bedroom suite, with separate lounge area and spacious en-suite shower room. There is a south facing flat roof accessible via two sets of French doors with the potential to become a stunning roof terrace.

The woodland gardens are impressive and offer privacy, size and maturity. There is also plenty of storage with garage, workshop with large bike store and wine cellar.

This is a rare opportunity to offer an exceptional and exclusive home so please call us to book a viewing before it's too late.

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GROUND FLOOR:

SITTING AREA

5.16m (16' 11") x 4.17m (13' 8")

DINING AREA

5.56m (18' 3") x 2.64m (8' 8")

STUDY AREA

3.35m (11' 0") x 1.45m (4' 9")

KITCHEN

3.20m (10' 6") x 2.54m (8' 4")

UTILITY ROOM

3.40m (11' 2") x 1.75m (5' 9")

CLOAKS/WC

GARAGE

5.26m (17' 3") x 2.82m (9' 3")

GROUND FLOOR DECK

LOWER GROUND FLOOR:

BEDROOM TWO

3.89m (12' 9") x 2.84m (9' 4")

BEDROOM THREE

3.78m (12' 5") x 2.67m (8' 9")

BEDROOM FOUR

2.57m (8' 5") x 2.57m (8' 5")

BATHROOM

3.07m (10' 1") x 1.75m (5' 9") plus 3.00m (9' 10") x 1.60m (5' 3")

SAUNA

2.51m (8' 3") x 2.11m (6' 11")

STORE

2.57m (8' 5") x 2.44m (8' 0")

WORKSHOP

FIRST FLOOR:

LOUNGE

5.33m (17' 6") x 3.18m (10' 5")

BEDROOM ONE

3.30m (10' 10") x 3.25m (10' 8")

ENSUITE

3.25m (10' 8") x 1.96m (6' 5")

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 0113 323 7720

OPENING HOURS:

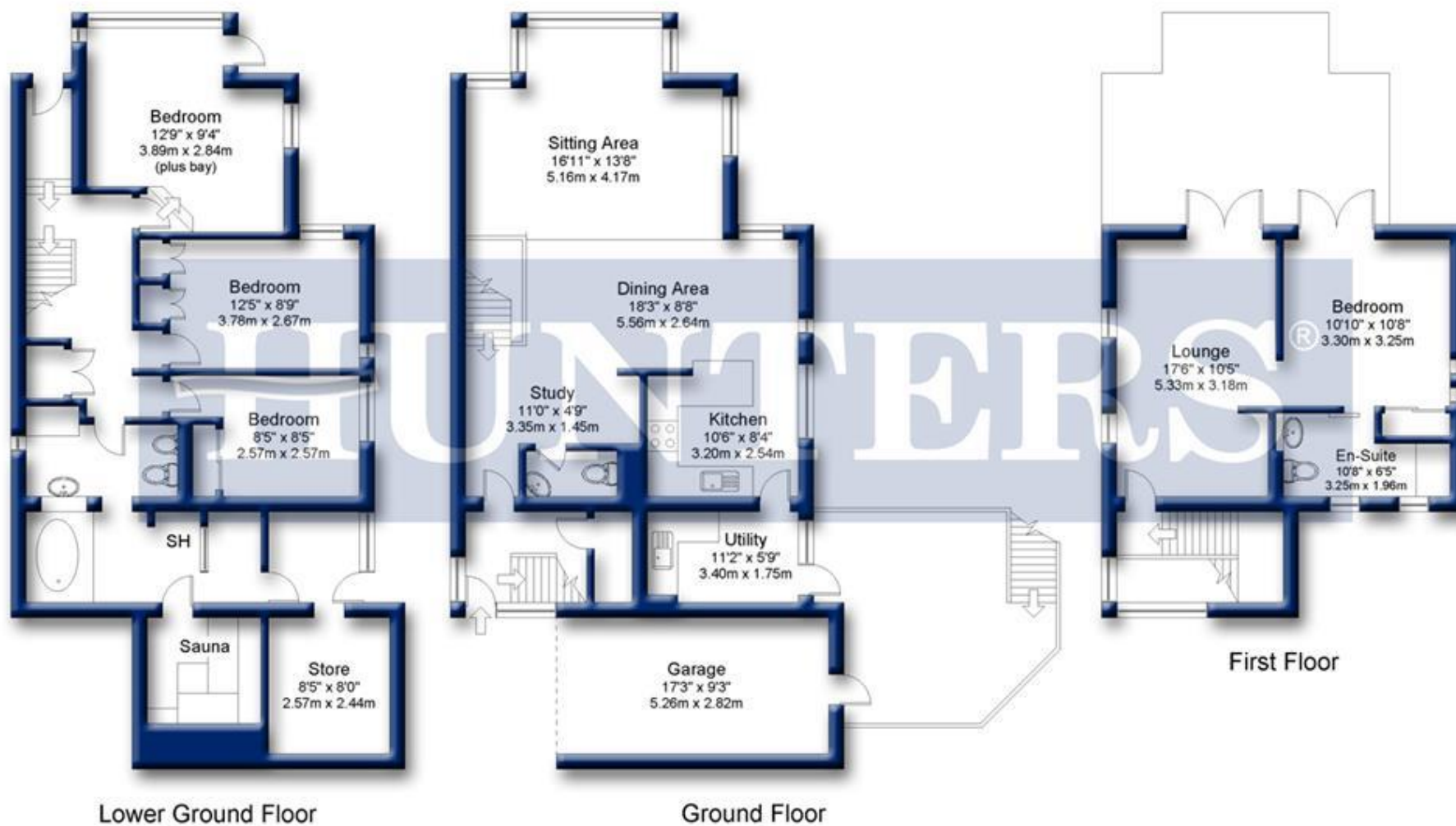
Monday - Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: By Appointment

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Gross internal floor area excluding Garage (approx.): 191.4 sq m (2,061 sq ft)
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