



1 BRAGG COURT

LEEDS, LS16 8FZ

£995,000
FREEHOLD

Exclusively presented by Monroe, this exceptional chain free five-bedroom detached residence occupies a prime position on one of North Leeds' most prestigious streets. Meticulously designed with modern family living in mind, the property seamlessly blends contemporary interiors with a truly outstanding finish throughout, creating a home where luxury, comfort, and convenience are effortlessly combined.

MONROE

SELLERS OF THE FINEST HOMES

1 BRAGG COURT

- Five Bedroom Detached • Bright and spacious hallway • Exquisitely finished, move in ready • Double Garage and Off-Street Parking • Utility room • Dedicated home office • Well-appointed bathrooms • Generously sized bedrooms • Landscaped rear garden • New blinds, carpets, lighting and decorating throughout



An exceptional opportunity has just come to the market – a desirable property that is completely chain-free, offering buyers a smooth and stress-free purchase.

As you enter the property, you are welcomed by a bright and spacious hallway that immediately sets the tone for the home, offering both style and practicality with ample space to greet guests and store essentials.

The heart of the home is the stunning open-plan kitchen, a beautifully designed space flooded with natural light, creating an airy and inviting atmosphere. Sleek white units provide a clean and contemporary finish, while offering an abundance of storage to keep the space clutter-free. At its centre sits a generous island, perfect for family gatherings, casual dining, or entertaining guests. The first feature that catches the eye is the impressive set of double patio doors and large windows, framing views of the beautifully maintained rear garden and seamlessly blending indoor and outdoor living. For added convenience, the kitchen leads through to a well-appointed utility room which perfectly complements the kitchen. The kitchen has been finished to a high standard, featuring elegant Mandarin Stone tiles that add both style and durability, complemented by premium granite worktops that provide a sleek, timeless look as well as a highly practical cooking and preparation space.

The property also enjoys a spacious lounge, perfectly proportioned to accommodate both relaxation and entertaining. This elegant room offers a warm and welcoming atmosphere, ideal for family time or hosting guests. Additionally, there is a dedicated home office, perfectly suited

to modern working lifestyles, providing a quiet and comfortable environment for productivity. This floor also benefits from a conveniently located WC and a well-proportioned dining room, providing an ideal setting for both everyday family meals and formal entertaining.

The primary suite is situated on the first floor and features a walk-in wardrobe and en-suite. A well-sized family bathroom is fitted with a WC, a large bathtub, and a stylish basin, offering a calm retreat for relaxation. Another bathroom features a contemporary walk-in shower, WC, and basin, designed with both comfort and practicality in mind.

The bedrooms are generously proportioned, each offering flexibility and ample storage solutions. The first floor has three double bedrooms as well as a house bathroom. Moving up to the second floor, there are two further double bedrooms and a Jack and Jill bathroom. Both bedrooms feature large Velux windows that bathe the rooms in natural light. One room is currently used as a TV room. There is also a beautifully presented en-suite, finished to a modern standard, complete with a walk-in shower, basin, and WC, finished with Mandarin Stone tiling.

Externally, the rear garden is a true highlight – immaculately landscaped and lovingly maintained. The sun fills a large proportion of the garden, which features a well-sized patio area ideal for al fresco dining and entertaining, alongside a lawned area perfect for families. Further enhancing the property is a double garage and ample parking in front, providing excellent storage and secure parking.

REASONS TO BUY

Chain-free property

Exquisitely finished, move-in ready

Bright and spacious hallway

Flooded with natural light throughout

Double garage and ample off-street parking

Utility room

Dedicated home office

Well-appointed bathrooms

Generously sized bedrooms

Landscaped rear garden

Spacious lounge

Recently decorated throughout

New blinds, carpets, and lighting throughout

ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of

the most desirable amenities of North Leeds, including David Lloyd Gym, numerous golf courses, excellent restaurants, and a variety of shops. The esteemed GSAL (The Grammar School at Leeds) is nearby. Superb transport connections via the Ring Road (A6120) offer straightforward routes to Leeds City Centre, Harrogate, York, and the major motorway networks (M1, M62, A1).

SERVICES

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

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.
Viewings by appointment only.

1 BRAGG COURT





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

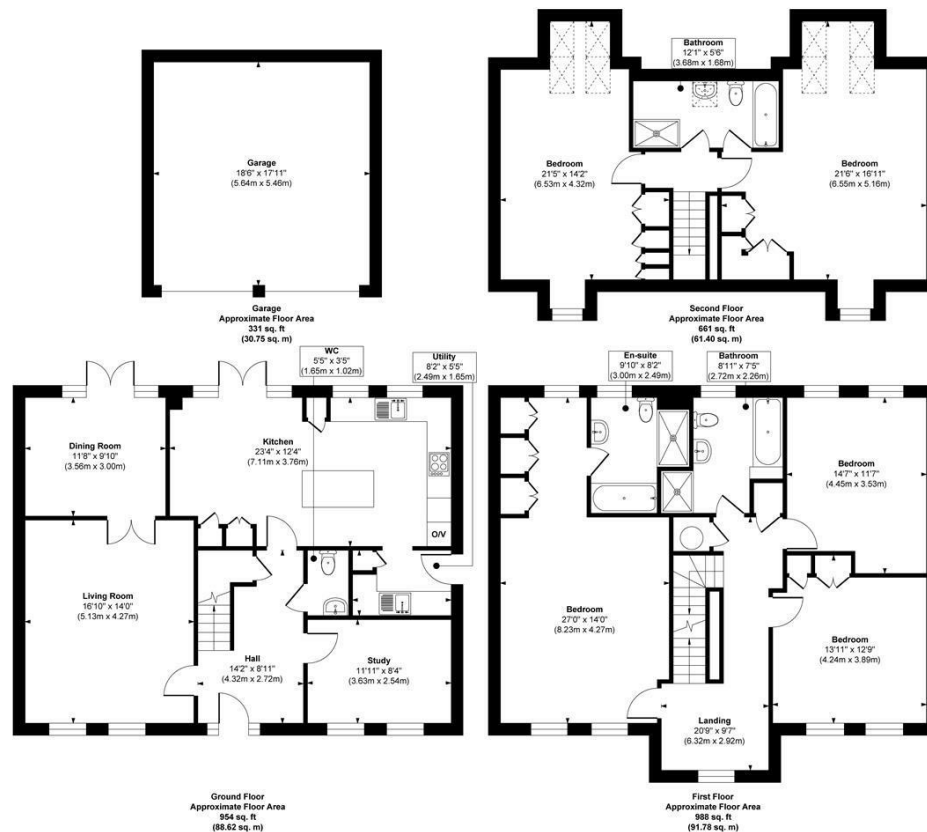
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2934.00 sq ft

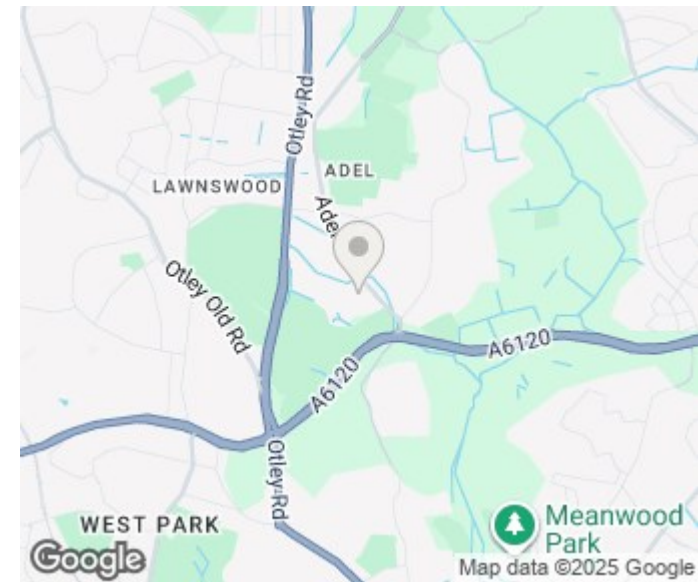
Tenure – Freehold





Approx. Gross Internal Floor Area 2934 sq. ft / 272.55 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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		
(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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