



**15 CHURCH LANE**  
LEEDS, LS17 9DH

**£995,000**  
**FREEHOLD**

Heron Bank is a sensational home, sat on 0.7 Acres of mature plot with a south facing read aspect and modern interiors throughout. This home provides four reception rooms, four bedrooms, two bathrooms and a study with breath taking views.

**MONROE**

SELLERS OF THE FINEST HOMES

# 15 CHURCH LANE

- Sought after Bardsey village location
- Spacious split level open plan kitchen diner
- Versatile accommodation of over 2,400 Sqft
- Set in 0.7 of an acre of beautifully maintained mature gardens
- Stunning and spacious Principle suite
- Up to four reception rooms
- Four well proportioned double bedrooms
- South facing , affording far reaching views across open countryside
- Two garages
- Close to excellent amenities and schools



An impressive four bedroom residence in the heart of Bardsey village, on the sought after Church Lane.

This unique and spacious property boasts an enviable position on Church Lane with stunning gardens on a plot totalling 0.7 Acres.

The property is entered via an entrance hallway which is spacious and welcoming. On entry, one is instantly impressed by the open tread staircase and lots of natural light entering through the rear glazed apex which also affords views down the magnificent plot from the first floor landing.

A split level , open plan kitchen diner is fitted with a sizeable breakfast bar and multiple appliances, which is every chefs dream! Stepping down from the kitchen there is a wonderful snug space which connects perfectly out on to a huge terrace via sliding patio doors.

A spacious family living room, which is again flooded with natural light, is completed by an open fire place. Once again this room affords views over the stunning rear gardens. Here you will find steps up to the family dining room which can be zoned separately from a second living room via bi folding doors or alternatively, kept open plan, ideal for entertaining.

The ground floor also accommodates a large fully fitted

utility room, access in to an integral garage and WC.

To the first floor the property accommodates an impressive principle en suite bedroom, three further double bedrooms and a large family bathroom.

A bespoke spiral staircase leads to the second floor which houses a fully fitted home office with incredible views to the south over the rear garden and beyond.

Externally there is a beautifully maintained and mature garden which leads to a second extensive lawned area . The bottom of the garden is boarded by mature trees and a features its very own babbling brook!

## REASONS TO BUY

- Stunning Detached Home
- Four Double Bedrooms
- Beautiful Village Setting
- Flooded with Natural Light
- Modern throughout
- South Facing Gardens

## ENVIRONS

The property is located in the historic village of Bardsey which was mentioned in the Domesday Survey in 1086. The village has an excellent primary school, a parish

church, a village tennis club, and a long-established Bingley Arms Public House. The property has convenient access to the region's motorway network and the A58, making it easy for commuters to travel into Leeds city centre. The neighbouring village of Collingham offers a good range of amenities, and the popular market town of Wetherby is also within easy reach.

#### 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.

01937534755

## 15 CHURCH LANE





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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

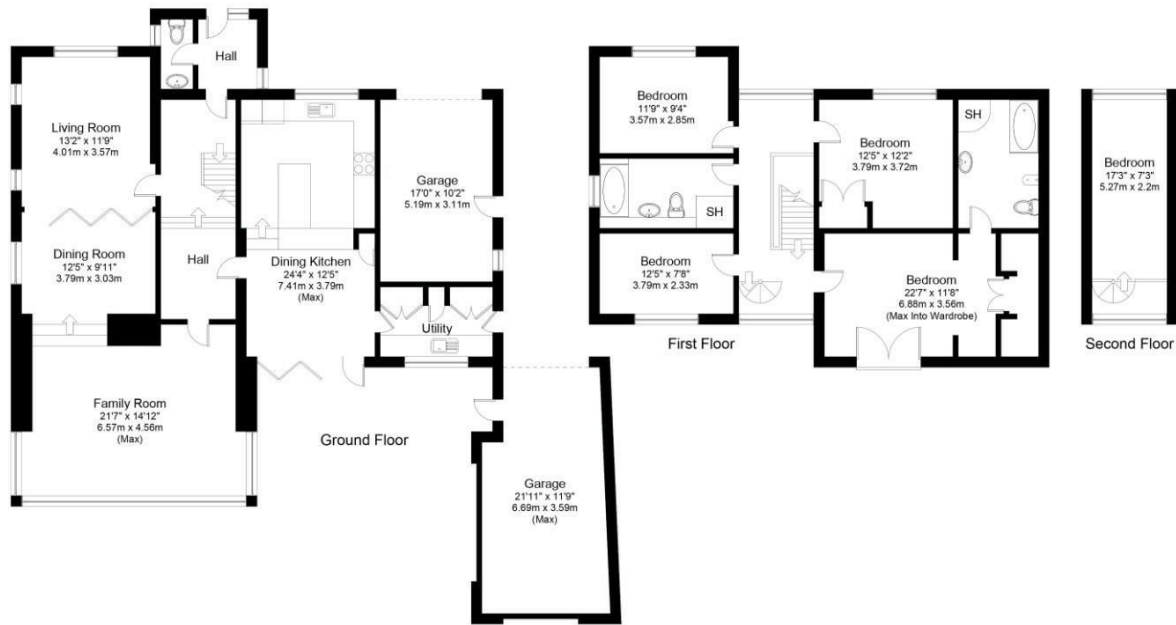
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 2418.00 sq ft

**Tenure** – Freehold





Gross internal floor area including integral garage (approx.): 243.7 sq m (2,623 sq ft)  
 External Garage Gross internal floor area (approx.): 23.3 sq m (251 sq ft)  
 Combined Gross internal floor area (approx.): 267.0 sq m (2,874 sq ft)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		59	
(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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