

MONROE

SELLERS OF THE FINEST HOMES



11 ROSEBANK CLOSE
LEEDS

£779,950
FREEHOLD

Looking for the perfect family home in LS17?... This immaculately presented, five-bedroom detached home occupies an enviable corner plot and boasts a gorgeous South-West facing garden!.



- Five bedroom detached family home
- Immaculately presented throughout
- Show-stopper open plan kitchen-living-diner with 3 metre island
- Four double bedrooms and an impressive primary suite
- Plantation shutters to every window across the ground floor

This stunning five-bedroom home, located in the highly sought-after area of Shadwell, offers a perfect blend of modern luxury and timeless elegance. Meticulously renovated and refurbished to the highest of standards, the property boasts a stylish interior, ample living space and quality finishes.

You enter this home into a welcoming entrance hallway, which grants access to a spacious formal living room, W.C, separate newly fitted utility room and a show-stopper open plan kitchen-living-diner. This fantastic living space boasts a German designer kitchen with 3-metre island, quartz worktops with matching splashbacks and oak parquet flooring throughout. The kitchen itself is of high specification; features include soft-close draws, a dual-zone wine cooler, Quooker hot tap, pull-out larder and induction hob with inbuilt extractor. Ideal for entertaining, the dining area also benefits from 'Sonos' powered ceiling speakers and bi-folding doors which grant direct access out onto a sizable terrace.

Upstairs, there are five bedrooms in total; four double bedrooms and an impressive primary suite, with integrated 'Sonos' powered ceiling speaker. The primary suite is comprised of a bedroom, 5 metre fitted walk-in-wardrobe and a stylish en-suite with a large walk-in shower. The second bedroom also benefits from an en-suite shower room and walk-in fitted wardrobe and there is an additional house bathroom located directly off of the landing. There is ample storage throughout this home, including three generous cupboards and the loft space, which is partially-boarded, with a pull-down wooden ladder and LED strip lighting.

Additional features include new recessed halogen down-lights as well as new plugs and switches throughout, bespoke, painted

wooden plantation shutters to every window across the ground floor and dual-zone 'Nest' thermostats.

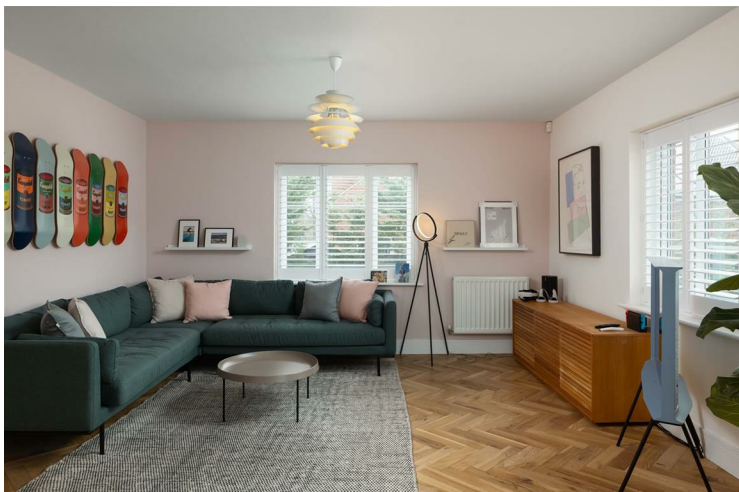
Externally, Rosebank Close boasts a magnificent, South-West facing garden which has been transformed by the current owner. Recently landscaped with a raised 'floating' lawn, features include newly laid ceramic tiles, feature remote controlled lighting, an impressive olive tree and a metal storage shed on a poured concrete base, for additional garden storage. The property benefits from ample parking, a newly installed EV charging point, and a full-size double garage that's painted internally, with a resin floor.

ENVIRONS

This property is conveniently situated on the outskirts of Shadwell village, a mere six miles from the city centre of Leeds. Despite its tranquil location, it offers easy access to other commercial hubs in Yorkshire, including Harrogate and York, owing to its excellent road connectivity to the region's motorway infrastructure. The area is well-endowed with remarkable shopping and sporting facilities and boasts a range of exceptional primary and secondary schools, such as Shadwell Primary School and the prestigious Grammar School at Leeds, located just two miles away.

REASONS TO BUY

- Immaculately presented throughout
- Five-bedroom detached family home
- Show-stopper open plan kitchen-living-diner with 3-metre island
- Four double bedrooms and an impressive primary suite
- Plantation shutters to every window across the ground floor
- Sonos-powered ceiling speakers



- Sonos powered ceiling speakers
- Gorgeous landscaped South-West facing garden
- Double garage with a resin floor
- EV charging point
- Highly sought-after location of Shadwell

- Gorgeous landscaped South-West facing garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

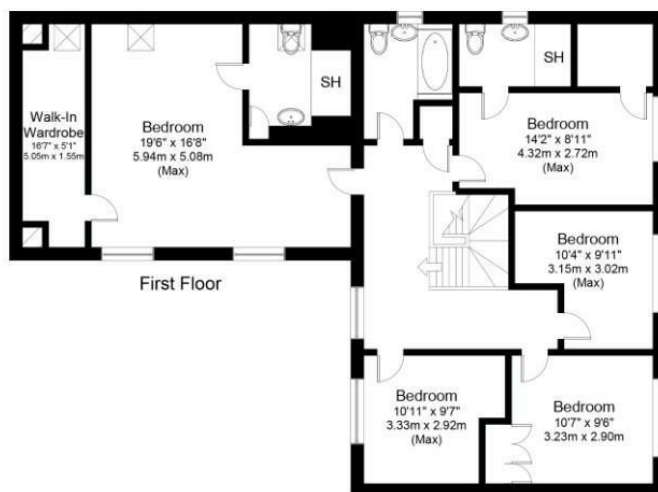
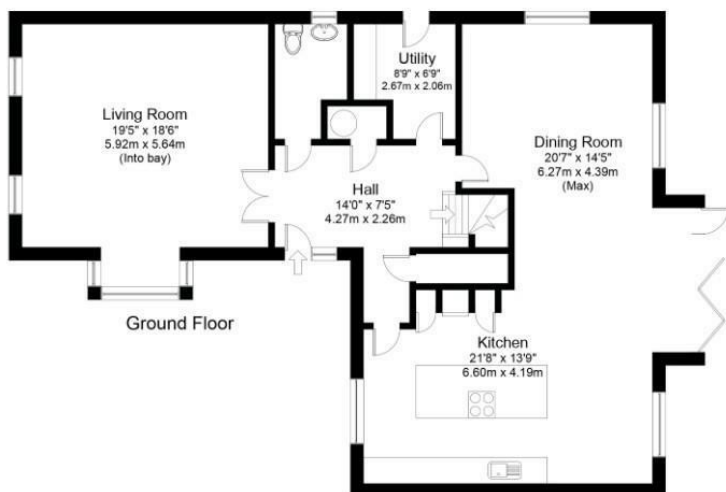
TENURE

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.





Main House Gross internal floor area (approx.): 229.9 sq m (2,475 sq ft)
 Garage Gross internal floor area (approx.): 28.4 sq m (306 sq ft)
 Combined Gross internal floor area (approx.): 258.4 sq m (2,781 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



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		78	83
		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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