



33 CONGREVE WAY
LEEDS, LS17 9BG

£899,950
FREEHOLD

This stunning four-bedroom detached home has been completely refurbished by the current owners and offers spacious and stylish accommodation throughout!

MONROE

SELLERS OF THE FINEST HOMES

33 CONGREVE WAY

- Stunning detached family home
- Four double bedrooms including a fabulous principal bedroom with a dressing area and en-suite
- House bathroom and en-suite
- Show-stopper living kitchen diner
- Modern and stylish throughout
- East-facing garden with an Indian stone terrace
- Off-street parking and single garage
- Highly sought-after location
- Excellent school catchment location



This is a stunning detached four-bedroom family home in the sought-after village of Bardsey.

This home boasts a light entrance hallway which leads to a fabulous open-plan living kitchen diner. The recently fitted luxury kitchen has a dining island, granite worktops, double sinks, integrated Neff appliances, and bi-folding doors onto the east-facing garden. The kitchen area opens up to a wonderful living space enhanced by a log-burning stove. Steps down lead to a contemporary formal lounge also with a log-burning stove. There is a second reception room with access to the garden which is currently used as a playroom but could also be used as a snug or home office. Additionally on the ground floor is a useful utility room and WC.

Upstairs this spacious home has a fabulous primary bedroom that boasts a dressing area with fitted wardrobes and dressing table and a luxury en-suite with bath and separate shower. There are three further double bedrooms and a modern house bathroom.

Externally, there is a landscaped east-facing garden with an Indian stone terrace and lawn - perfect for relaxing and entertaining! To the front is a block-paved drive offering plenty of parking and a single garage.

REASONS TO BUY

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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

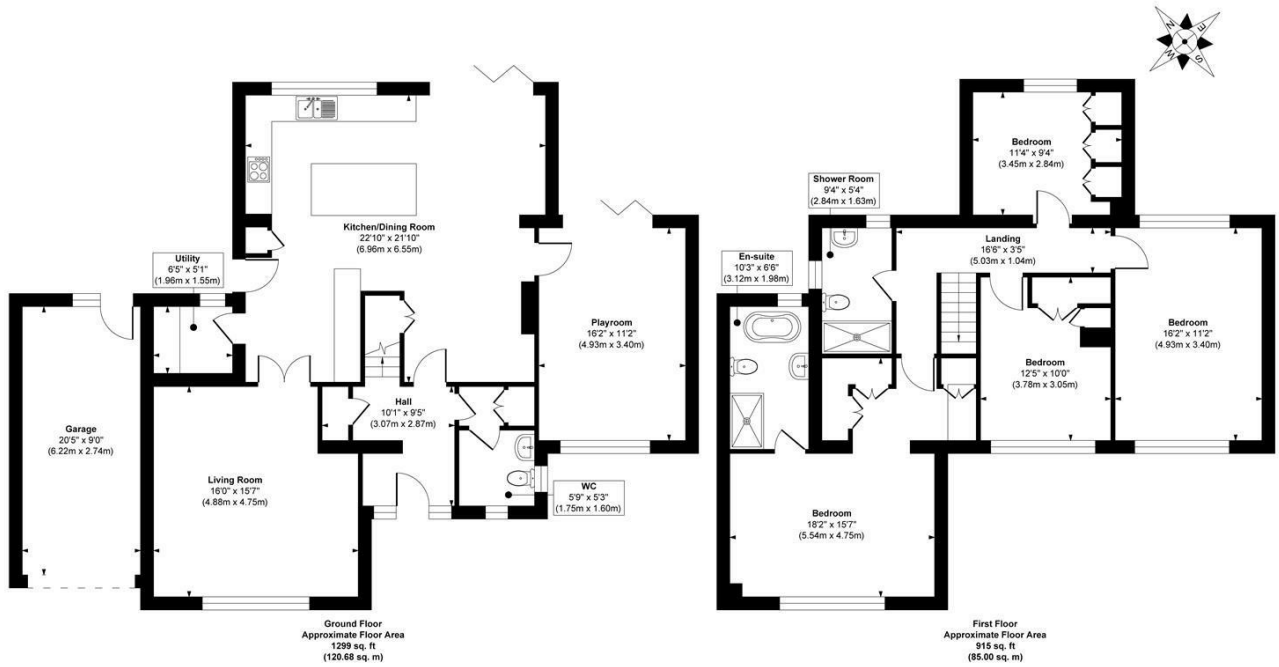
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.
01937 534755.

33 CONGREVE WAY





Approx. Gross Internal Floor Area 2214 sq. ft / 205.68 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			73
(55-68) D		52	
(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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