



## 15 POTTERTON LANE

LEEDS, LS15 4DU

£825,000  
FREEHOLD

This stunning family home features 2889 Sqft of modern interiors, located in the highly desirable village of Barwick in Elmet. It offers 5 bedrooms, 4 bathrooms, and 3 reception rooms, making it an excellent value luxury home.

MONROE

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# 15 POTTERTON LANE

- South East facing Garden • 2889 Sqft • Five Bedrooms • Four Bathrooms • Three Reception Rooms • High Specification Kitchen/Living/Diner • Electric Gates • Highly Sought After Village Location



Monroe is thrilled to present a rare opportunity to purchase this recently modernized and uniquely designed detached family home. It is located in the highly sought-after village of Barwick in Elmet, just three miles from the A1 and within a convenient car commuting distance to Leeds, York, and Harrogate. The village itself offers a selection of shops, schools, and facilities, and is about ten miles from the Market Town of Wetherby.

This executive-style home is built to a high specification and is located in a sought-after village. The property is approximately 2889 Sqft and has been thoughtfully designed, presenting an exacting standard. It features a high-quality, contemporary kitchen with integrated appliances, as well as an orangery with doors opening onto a generous garden. The kitchen includes integrated appliances, a double wine fridge, composite worktops, and built-in speakers, making it ideal for entertaining.

There are three spacious reception rooms, and the cozy snug features a wood-burning stove. Additionally, there is a utility room, a convenient downstairs shower room, and a bedroom that can serve as a study.

The bathrooms, en-suites, and cloakrooms are completed with stylish, contemporary white suites featuring chrome or black fixtures. The staircase leads to a first-floor galleried landing that connects to five

additional bedrooms, two of which have en-suite bathrooms. The master bedroom includes a fitted walk-in dressing room and a Juliet balcony, all tastefully finished with shaker panelling.

Externally, there is an attached garage with an electric front door, an in-out driveway with electric gates, and attractive landscaping. To the rear, there is a beautifully landscaped garden featuring a BBQ area, a patio, a southeast-facing elevation, and a fire pit. The garden enjoys a good degree of privacy.

## ENVIRONS

Barwick in Elmet is a highly sought-after village located three miles from the A1. It is within commuting distance of Leeds, York, and Harrogate, and offers a selection of shops, schools, and facilities. Additional amenities can be found in the nearby market town of Wetherby.

## REASONS TO BUY

- Beautiful Detached Property
- Village Location
- Five Bedrooms
- Four Bathrooms
- South-East Facing Rear Garden
- 2889 Sqft

## SERVICES

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

#### 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 on 01937 534755.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

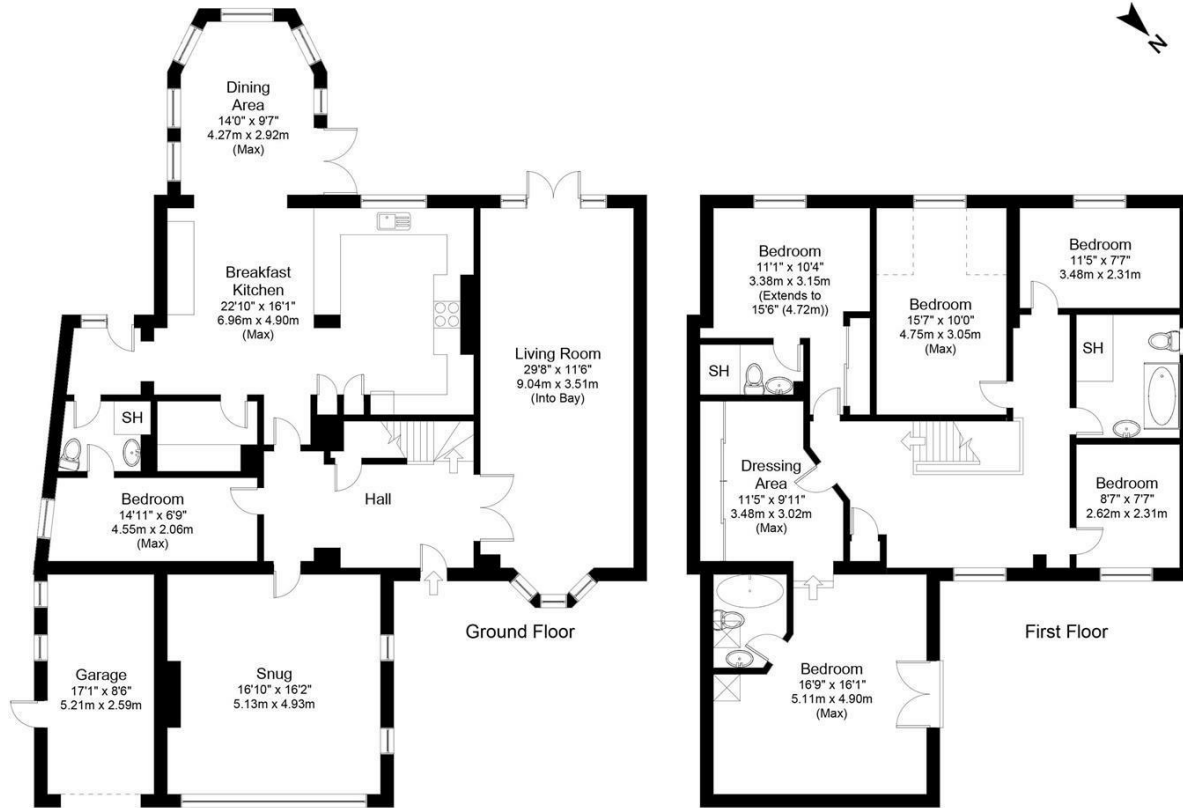
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2889.00 sq ft

**Tenure** – Freehold





Gross internal floor area including eaves and garage (approx.): 268.4 sq m (2,889 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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