



46 PARLINGTON MEADOW
LEEDS, LS15 4PB

£399,950
FREEHOLD

Don't miss out on this fantastic opportunity to own a wonderfully bright and spacious four-bedroom family home in a charming village location.

MONROE

SELLERS OF THE FINEST HOMES

46 PARLINGTON MEADOW

- Detached Family Home • Village

Location • Four Bedrooms • Two Reception

Rooms • Garden &

Driveway • Driveway • Excellent Travel

Links • Fantastic Amenities Locally



Monroe proudly presents this splendid, detached family home boasting four bedrooms, 1277 Sqft of space, and a driveway with a garage.

As you enter, you'll find a spacious entrance hallway that leads to the living room, which features a fireplace. The modern kitchen is equipped with laminate worktops and appliances. Additionally, there is a dining room with a snug that provides access to the garden and offers extra space for the family.

Upstairs, there are three spacious double bedrooms, a cosy single/office, and a modern, fully-fitted house bathroom.

Externally, there is a spacious driveway, a rear garden with a patio and a lawned garden, as well as a single garage.

To arrange your viewing of this fantastic family home, call Monroe.

ENVIRONS

Highly sought-after Barwick in Elmet is an attractive village three miles from the A1 and within commuting distance of Leeds, York, and Harrogate. It offers a selection of shops, schools, and facilities with further amenities in the market town of Wetherby nearby.

REASONS TO BUY

- Detached Family Home
- 3 spacious bedrooms
- House bathroom
- South-West facing rear garden
- Garage

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

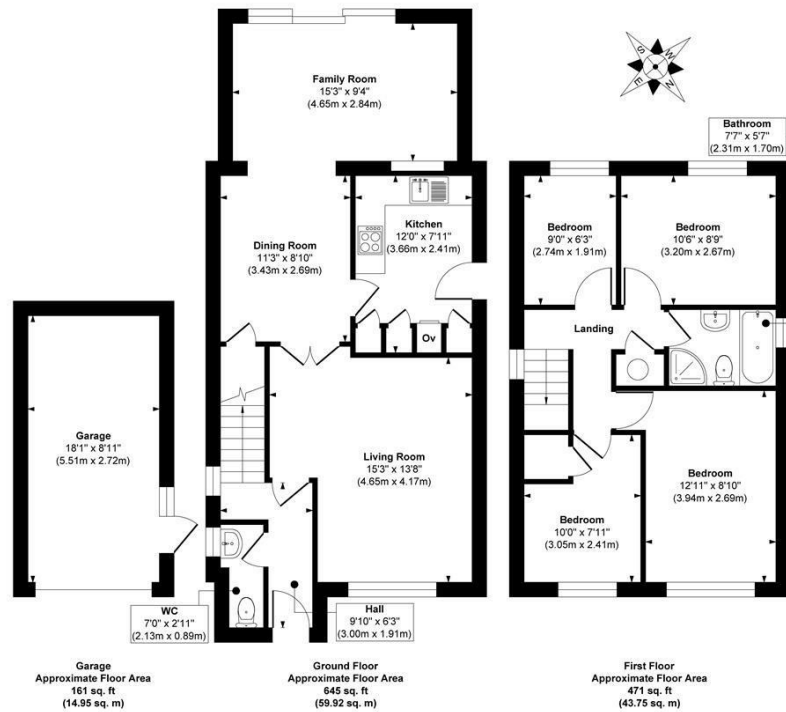
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

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

46 PARLINGTON MEADOW





Garage
Approximate Floor Area
161 sq. ft
(14.95 sq. m)

Ground Floor
Approximate Floor Area
845 sq. ft
(59.92 sq. m)

First Floor
Approximate Floor Area
471 sq. ft
(43.75 sq. m)

Approx. Gross Internal Floor Area 1277 sq. ft / 118.62 sq. m (Including Garage)

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			81
(55-68) D		69	
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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