



8 SCARCROFT CRESCENT
LEEDS, LS14 3FE

£1,300,000
FREEHOLD

Do you want to move into a high-specification home in a sought-after area?

MONROE

SELLERS OF THE FINEST HOMES

8 SCARCROFT CRESCENT

- Luxury Family Home • High Specification Throughout • Detached Spacious Home • Five Bedrooms • Three Bathroom • Three Reception Rooms • Air Source Heat Pump • South West Rear Garden • Double Garage & Spacious Driveway • Stunning Private Location



Monroe is thrilled to present this exceptional chain free detached family residence to the market. This stunning five-bedroom home is offered with no onward chain and is situated within an exclusive gated community of only nine individually designed properties. Nestled among beautifully landscaped grounds and parkland, this home boasts over 2,800 square feet of living space.

This residence blends luxury, comfort, and modern living, designed by the current owners to exacting standards with high-quality fixtures and fittings throughout, making it an ideal choice for a growing family.

You enter this home, featuring an elegant and welcoming hallway with a cloakroom that has ample storage, a spacious guest W.C., and a bespoke staircase with glass and solid oak flooring throughout.

This family home features two spacious reception rooms, including a formal living room at the front with a log burner and a study.

The highlight of the home is the dining kitchen, featuring a custom-built design equipped with high-end Bosch appliances. This includes a double oven, an additional oven combined with a microwave, an induction hob, an extractor hood, and a Quooker hot water tap. The sleek granite countertops and porcelain floor tiles add an elegant touch to the space. Aluminium

bi-fold doors lead to a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living.

Additionally, there is a separate utility room that enhances convenience, featuring granite worktops, plumbing for a washing machine and tumble dryer, and a door that provides access to the side of the property.

The first floor features a bright landing with two storage cupboards, leading to four double bedrooms and a spacious house bathroom. The second bedroom includes an en-suite, with all bathrooms showcasing LED lighting mirrors, custom storage, and high-end Villeroy & Boch sanitary ware, complemented by Hans Grohe taps, electric towel rails, and ceramic tiles.

The primary bedroom features exceptional bespoke fitted wardrobes with ample hanging and drawer space, along with a luxurious en-suite bathroom.

The exterior features a Tegula-block paved driveway leading to a double garage with electric Hormann doors, providing parking for at least four vehicles and two car chargers. The front garden, mainly laid to lawn and surrounded by a private fence, offers great privacy. The enclosed rear garden includes a large stone patio, perfect for entertaining or relaxing with family and friends.

For added comfort, the home is equipped with underfloor heating powered by an air-source heat pump, providing warmth and efficiency throughout the year. Additionally, the property features a fully fitted alarm system, CCTV cameras at both the front and rear, motion sensor lights, and outdoor lighting.

This property is a must-see, featuring ample space and modern living ideal for growing families. Situated in one of the most prestigious neighbourhoods in Leeds, schedule your viewing today to discover the potential firsthand.

REASONS TO BUY

- Chain Free
- Luxury Family Home
- Highly Sought-After Location
- Superb Schools Locally
- Outstanding From Start To Finish
- Ready To Move Into

ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Despite its tranquil setting, the home is conveniently only a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is a short drive away at Alwoodley Gates, and nearby Roundhay offers

numerous trendy shops along Street Lane. Additionally, the market town of Wetherby is easily accessible, providing a wide range of everyday amenities.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

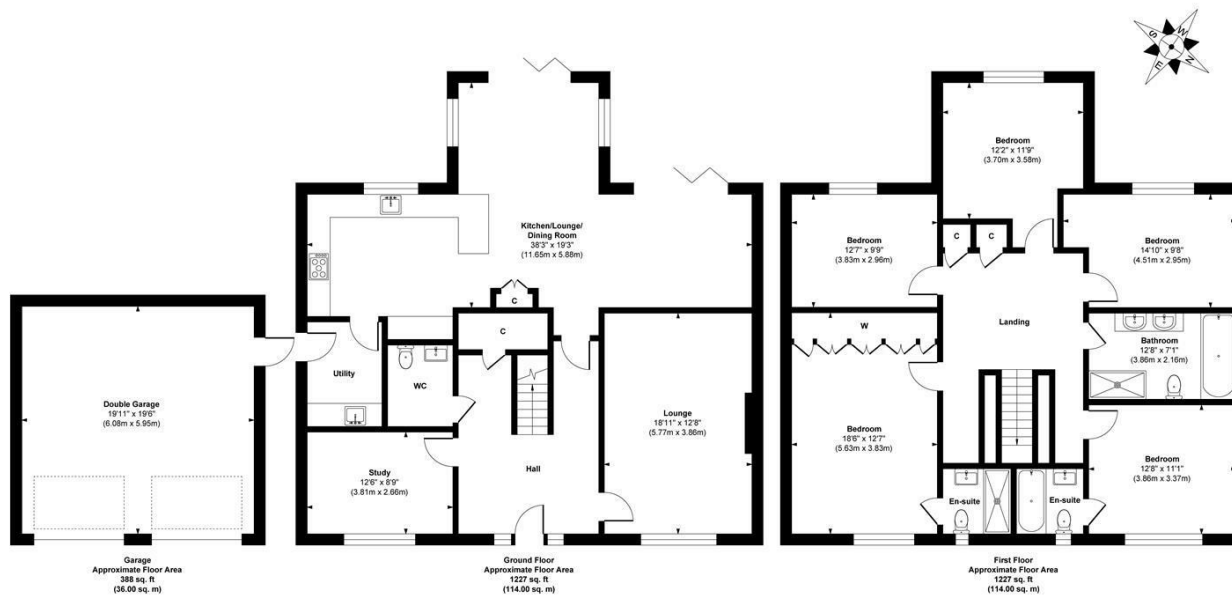
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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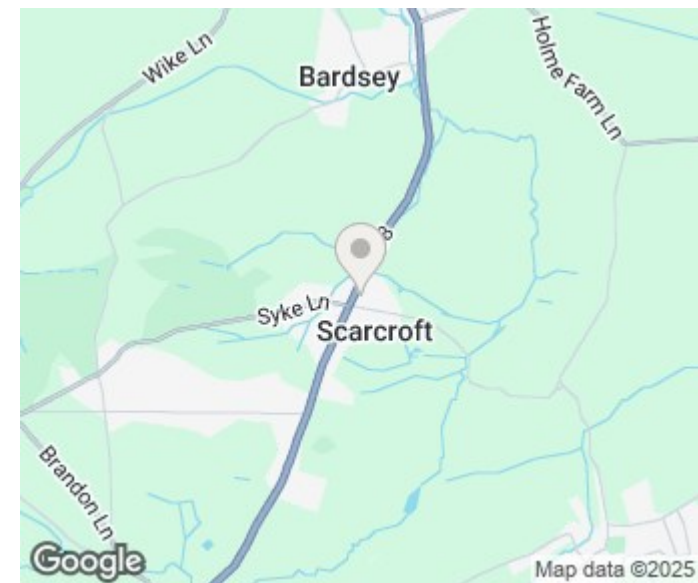




Approx. Gross Internal Floor Area 2842 sq. ft / 264.00 sq. m (Including Garage)

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	84	88
(69-80) C		
(55-68) D		
(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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