



20 WHINMOOR GARDENS

LEEDS, LS14 1AF

£650,000
FREEHOLD

Do you want a spacious family home close to lots of amenities and travel links.

MONROE

SELLERS OF THE FINEST HOMES

20 WHINMOOR GARDENS

- Semi Detached House • Six Bedrooms • Three Bathrooms • Three Reception Rooms • Large Family House • Split over Three Floors • Spacious Driveway • Private Garden • Travel Links



Monroe proudly presents this exceptional family home, boasting an impressive 2,781 square feet of bright and spacious living, meticulously designed for modern family life. Conveniently located near local shops and amenities, this property perfectly balances comfort and accessibility. Plus, it features a large rear garden, ideal for memorable family gatherings.

As you enter, you'll be greeted by a welcoming hallway that opens up to an expansive open-plan kitchen and dining area. The home also includes a spacious formal living room, a cosy family room, and a handy pantry. A convenient shower room is located on the ground floor for added practicality.

The open-plan kitchen and dining area showcases a bespoke design with ample space and comfortable seating for the entire family.

On the first floor, you'll discover four generously sized double bedrooms, three of which are equipped with fitted wardrobes, accompanied by two family bathrooms that offer both functionality and comfort.

The second floor features two additional spacious bedrooms and another modern shower room, providing even more versatile living space.

Externally, this property is enhanced by a spacious driveway capable of accommodating multiple vehicles.

The expansive rear garden includes a beautifully landscaped lawn and a patio area, perfect for outdoor entertaining.

This stunning home offers abundant space and comfort for families. Don't miss out on this incredible opportunity—contact us today at Monroe Boston Spa to arrange your viewing!

ENVIRONS

Whinmoor Court is ideally located in a sought-after development on the eastern edge of Leeds, offering unbeatable convenience for both work and leisure. Situated just minutes from the M1 and A1 motorways, it provides excellent connectivity to the wider region, with easy access via the new East Leeds Orbital Road. For those who enjoy outdoor activities, Roundhay Park, one of the largest and most beautiful parks in the city, is just a short drive away. Additionally, Street Lane, renowned for its vibrant selection of eateries, cafés, and bars, is only a 4-minute drive, making it the perfect spot for dining and socializing.

With such a prime location, Whinmoor Gardens is an ideal choice for anyone seeking a blend of convenience, green space, and local amenities.

REASONS TO BUY

- Beautifully presented throughout
- Great connectivity
- Superb Amenities Close By
- Six Bedrooms
- Open Plan Kitchen Diner
- Spacious Throughout
- Driveway
- Private Garden With Patio

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

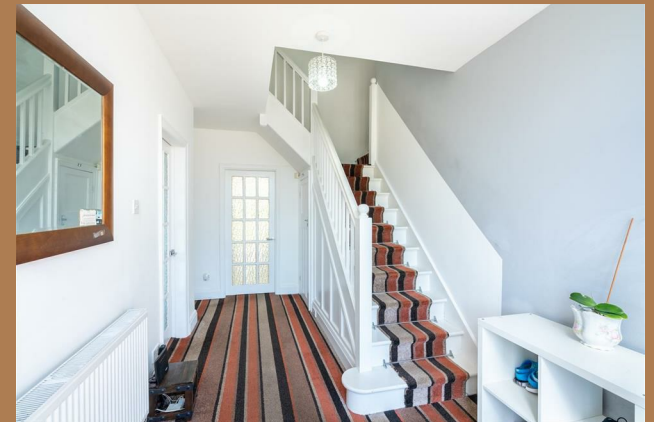
TENURE

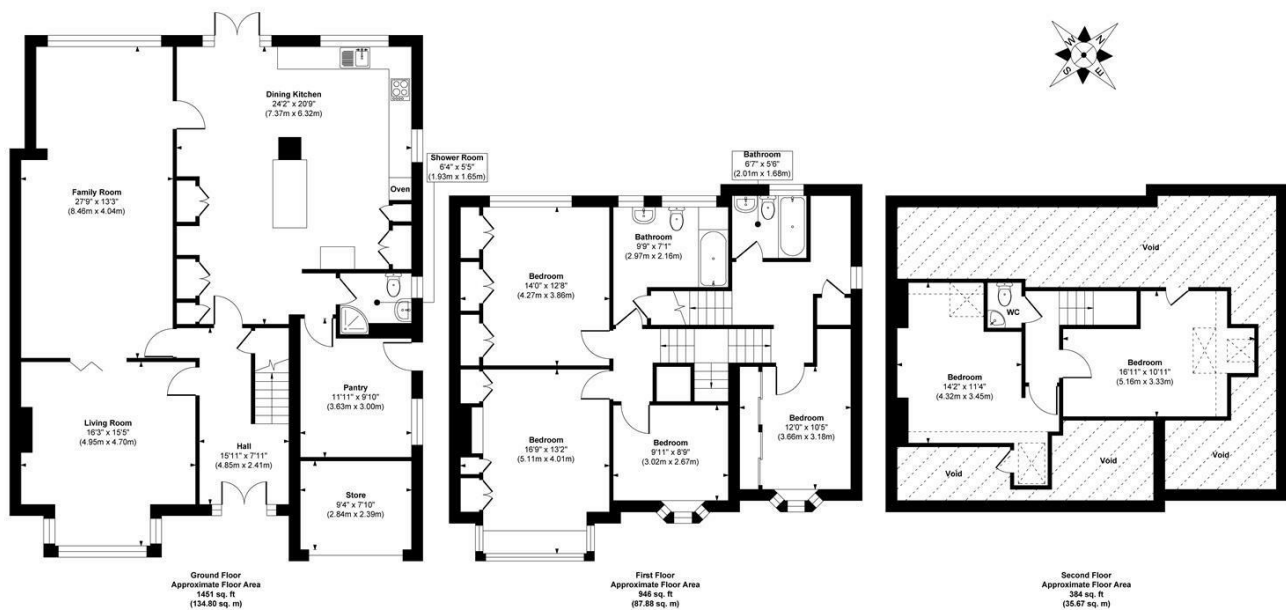
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

20 WHINMOOR GARDENS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 2781 sq. ft / 258.35 sq. m (Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Zenith Creations.

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

MONROE

SELLERS OF THE FINEST HOMES