



BIRCH CREST WOODACRE CRESCENT

LEEDS, LS17 9DQ

£775,000
FREEHOLD

Are you dreaming of a beautifully spacious bungalow, complete with four inviting bedrooms and breathtaking views, all ready for you to move in? Your perfect retreat awaits!

MONROE

SELLERS OF THE FINEST HOMES

BIRCH CREST WOODACRE

- Dormer Bungalow • Peaceful Road • Bardsey Village • Countryside Stunning Views • Sun Room • Four Bedrooms • Two Bathrooms • Double Garage • Spacious Driveway • Stunning Gardens



Monroe is excited to present an exceptional detached bungalow, boasting stunning gardens, a spacious driveway, and a double garage, all situated on a generous approx ¼ acre lot with a total of 2,166 square feet. Nestled on a tranquil road in Bardsey Village, this property offers breathtaking views.

As you step inside, you are greeted by a welcoming entrance hallway that leads to a study, an open-plan living and dining area, and a bright breakfast kitchen with access to a practical utility room. The delightful sunroom showcases picturesque views of the garden, creating a perfect spot for relaxation.

The ground floor features two generously sized double bedrooms and a well-appointed house bathroom, providing a harmonious flow throughout the home.

On the first floor, you'll find two additional double bedrooms, one complete with fitted wardrobes, as well as a cleverly concealed door leading to a loft space, ensuring ample storage for your needs.

Externally, the property is complemented by an expansive driveway, capable of accommodating up to 10 vehicles, plus convenient access to the double garage. The landscaped front and rear gardens are a true highlight, showcasing a vibrant array of plants, shrubs, and flowers. The rear garden is particularly remarkable, filled with lush greenery and featuring a charming patio

area for outdoor entertaining.

Don't miss out on this incredible opportunity. For more information about this stunning property and to discuss your options, please contact Monroe today!

REASONS TO BUY

- Stunning Property
- Detached Bungalow with outstanding Views
- Village Setting
- Beautiful Setting
- Four Bedrooms Two Bathrooms
- Spacious Driveway
- Sun Room & Utility

ENVIRONS

The property is perfectly situated in the vibrant village of Bardsey, located on the serene and exclusive Woodacre Lane. Just a short stroll away is the renowned Bingley Arms Public House, a staple of the community. Bardsey, which has a rich history dating back to the Domesday Survey of 1086, boasts an outstanding primary school, a beautiful parish church, a lively village tennis club, and, of course, the well-loved Bingley Arms.

Residents enjoy excellent connectivity to the region's

motorway network and the A58, making commuting to Leeds city center effortless. Additionally, the nearby villages of Shadwell and Wike provide a wide range of amenities, while the popular market town of Wetherby is also conveniently accessible. The area is home to numerous prestigious golf courses and offers a selection of both private and state schools, ensuring that all your needs are met in this thriving community.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

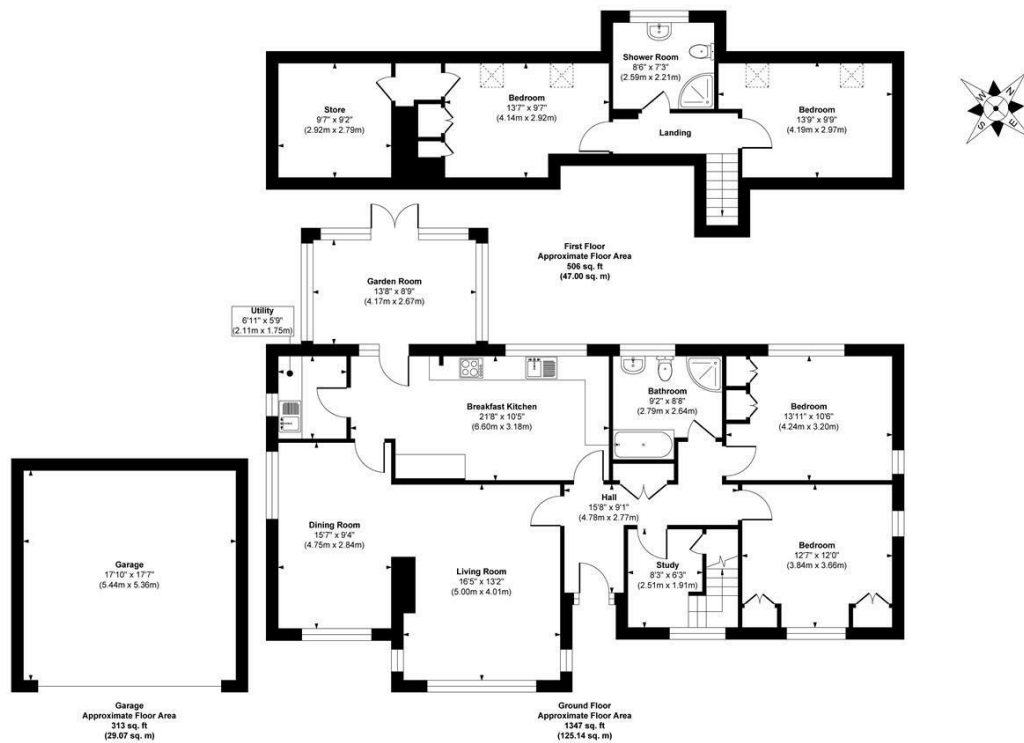
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

BIRCH CREST WOODACRE





Approx. Gross Internal Floor Area 2166 sq. ft / 201.21 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	71	80
(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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