



59 WAKEFIELD ROAD  
GARFORTH, LS25 1AR

£550,000  
FREEHOLD

This is a fantastic opportunity to acquire a fully renovated property that is ready to move into.

MONROE

SELLERS OF THE FINEST HOMES

## 59 WAKEFIELD ROAD

• Terraced Property • Fully Renovated • Six Bedrooms • Four Bathrooms • Garden • South Facing Garden • Double Garage • Four Floors • Close to Train Station • Excellent Travel

Links



Monroe welcomes you to 59 Wakefield Road, a beautifully renovated home that embodies both elegance and comfort across four expansive floors, offering 2445 Sqft of remarkable living space and a serene private south-facing garden. Just a short stroll from the vibrant heart of Garforth, this residence invites you to experience all that the area has to offer.

Descend to the lower ground floor, where a stunning kitchen diner awaits, featuring an island with sleek granite worktops and space for your chosen appliances. The bi-fold doors seamlessly connect to your private garden oasis. This level also includes a versatile study/bedroom and a contemporary shower room.

On the ground floor, you'll find an inviting lounge accentuated by a bespoke built-in media wall, alongside a spacious bedroom and a chic en-suite shower room. Ascend to the first floor, where two generously sized bedrooms and a bright, airy bathroom with a luxurious bathtub await.

The second floor offers two more bedrooms, including one with Velux windows, along with a modern en-suite shower room that boasts his and hers sinks—perfect for creating your retreat.

Externally, the property features a private south-facing garden with a stunning patio ideal for entertaining and a double garage.

This incredible property is available for sale without any chains, ensuring a smooth and hassle-free buying experience!

Viewing is essential to fully appreciate all that this outstanding period home offers. To arrange your viewing and avoid disappointment, call Monroe.

### ENVIRONS

Garforth, a highly sought-after suburb, perfectly combines village charm with modern convenience. Known for its excellent transport links and outstanding local amenities, it's a top choice for families, professionals, and commuters.

The vibrant high street features a variety of independent shops, cafés, and restaurants, alongside major supermarkets like Tesco and Co-op. Residents have access to a comprehensive range of services, including banks, salons, medical practices, and a leisure centre.

Garforth is home to several well-regarded schools, including the popular Garforth Academy, making it an ideal location for families.

Two local train stations (Garforth and East Garforth) provide regular direct services to Leeds, York, and Manchester, perfect for daily commuting. Excellent access to the M1, A1(M), and M62 motorways makes the whole of Yorkshire and beyond easily reachable.



Reliable local bus routes further enhance accessibility. From scenic countryside walks to a range of pubs, gyms, and community activities, Garforth offers a vibrant sense of community with plenty to enjoy on your doorstep.

#### REASONS TO BUY

- Stunning Terraced Property
- Fully Renovated
- High Spec Throughout
- Six Bedrooms
- Four Bathrooms
- Private Garden
- Double Garage
- Excellent Travel Links
- South Facing Garden

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

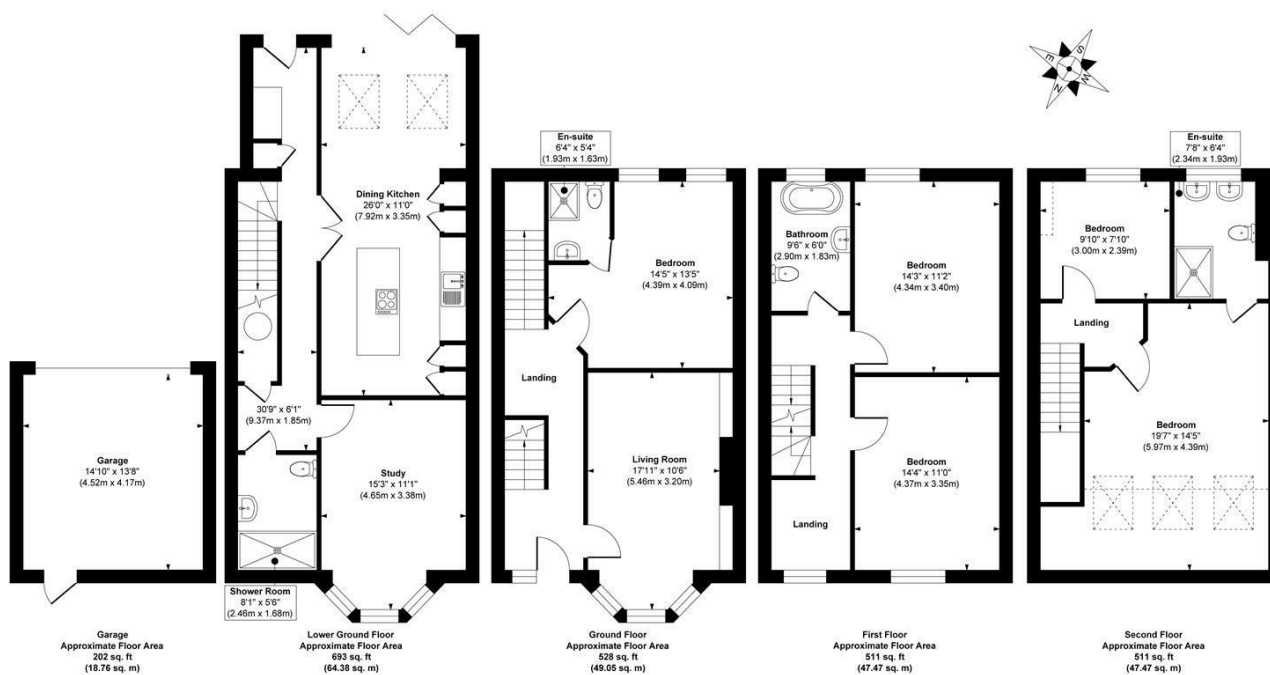
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 59 WAKEFIELD ROAD





**Approx. Gross Internal Floor Area 2445 sq. ft / 227.13 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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