



BRANDON LODGE BRANDON CRESCENT

LEEDS, LS17 9JH

£900,000
FREEHOLD

A rare opportunity to purchase a 5 bedroom detached property with breathtaking GREEN BELT VIEWS.
This property is not to be missed, CONTACT SOPHIA 07788868521 TO BOOK YOUR APPOINTMENT!

MONROE

SELLERS OF THE FINEST HOMES

BRANDON LODGE BRANDON

- Detached Family Home • Fantastic Potential • Five Bedrooms • Two Bathrooms • Three Reception • Call the Boston Spa Office For More Details • Countryside Views • Peaceful setting



Monroe is thrilled to present this exceptional property, boasting breathtaking rural countryside views and conveniently located near the charming villages of Shadwell and Wike. Nestled within beautifully landscaped grounds, this home offers incredible potential for those looking to create their dream residence.

Comprising five spacious bedrooms and three inviting reception rooms, the layout provides ample space for both relaxation and entertainment. The meticulously maintained gardens serve as a stunning backdrop, showcasing outstanding panoramic views that enhance the tranquillity of the setting.

For more details and to schedule your viewing, please contact Boston Spa. Don't miss out on the opportunity to explore this remarkable property.

REASONS TO BUY

- Stunning Location Full of Potential
- Close to Excellent Amenities, Golf Courses and Walks
- Five Bedrooms
- South Facing Breathtaking Views
- Unique Property
- 3209 Sqft

Environs

The property is located on the outskirts of Shadwell Village and Wike, conveniently positioned between the picturesque village of East Keswick and Alwoodley. Nearby Slaid Hill offers shops catering to daily needs, with excellent access to The Grammar School and Gateways. A little further out, you can find the renowned Roundhay Park, trendy shops and restaurants on Street Lane, additional golf courses in Moor Allerton, Sandmoor, and Alwoodley, and swift access to Leeds city centre. Harrogate, York, and Wetherby are also easily reachable via frequent public transport links.

SERVICES

We are advised that the property has mains water and electricity. The property uses Oil.

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 exclusive selling agent Monroe
Estate Agents

BRANDON LODGE BRANDON





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

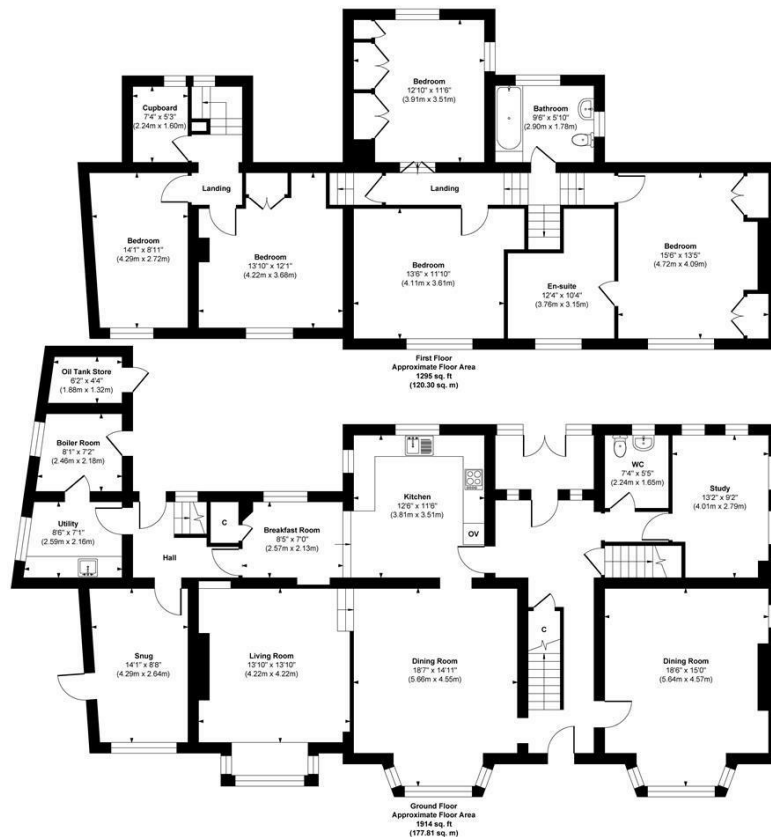
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3209.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 3209 sq. ft / 298.11 sq. m
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		79
(55-68) D		
(39-54) E		
(21-38) F	26	
(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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