



## 19 SAKURA WALK

LEEDS, LS14 6WP

£260,000  
FREEHOLD

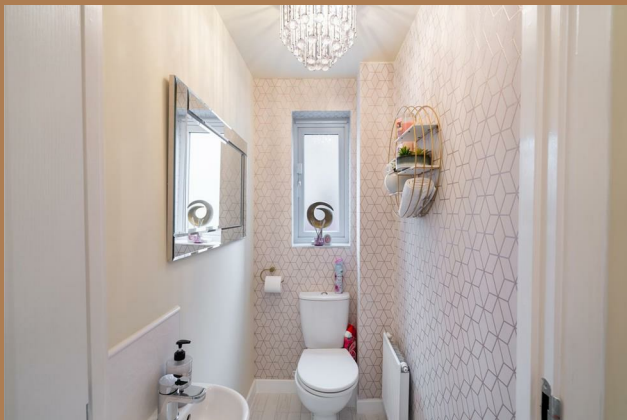
Sakura Walk, built in 2020 is set on a prime position on the development, is the perfect home for those wanting convenience alongside modern comforts.

MONROE

SELLERS OF THE FINEST HOMES

## 19 SAKURA WALK

- Beautifully Presented Home • Generous Rear Garden • Off Street Parking • En-Suite Bathroom • Turnkey Property



Modern 3-Bedroom Semi-Detached Home | Built in 2020  
| Tastefully Presented Throughout

Monroe is proud to offer to the market, this beautifully presented three-bedroom semi-detached home which offers stylish and practical living for families, professionals, or first-time buyers alike.

Built in 2020, the property boasts a contemporary design and a well-thought-out layout. Upon entry, you're welcomed into a modern kitchen diner, complete with integrated appliances and sleek finishes — ideal for both everyday dining and entertaining. The kitchen flows effortlessly into a spacious formal living area, which benefits from patio doors leading out to the rear garden, flooding the space with natural light. The ground floor also includes a convenient WC.

Upstairs, the home features three well-proportioned bedrooms — two generous doubles and a comfortable single, an ideal home office or nursery. The primary bedroom enjoys the added luxury of an en-suite shower room, complete with a rainfall shower. The family bathroom is a great size, fitted with a shower over the bath, making it ideal for growing families.

Externally, the property continues to impress with a large, well-maintained rear garden, perfect for relaxing or entertaining. A private driveway offers off-street parking, and the home's position on the estate provides

a peaceful, tucked-away setting.

A truly turn-key home — early viewing is highly recommended.

### REASON TO BUY

- Built in 2020 with Modern Finishes Throughout
- Stylish Kitchen Diner with Integrated Appliances
- Tastefully Designed
- Off Street Parking
- Generous Rear Garden
- Close to a Wealth of Local Amenities

### ENVIRONS

Killingbeck is a well-regarded suburb of Leeds, offering a great balance of convenience, green space, and strong transport links. Located just a short distance from Leeds city centre, the area provides easy access to a wide range of amenities, including Killingbeck Retail Park, supermarkets, cafés, and healthcare services. The area is also served by several good schools, sports facilities, and local parks.

Excellent road and public transport connections — including the A64, A6120, and Cross Gates station — make Killingbeck a practical choice for commuters, while its friendly community feel adds to its lasting appeal.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

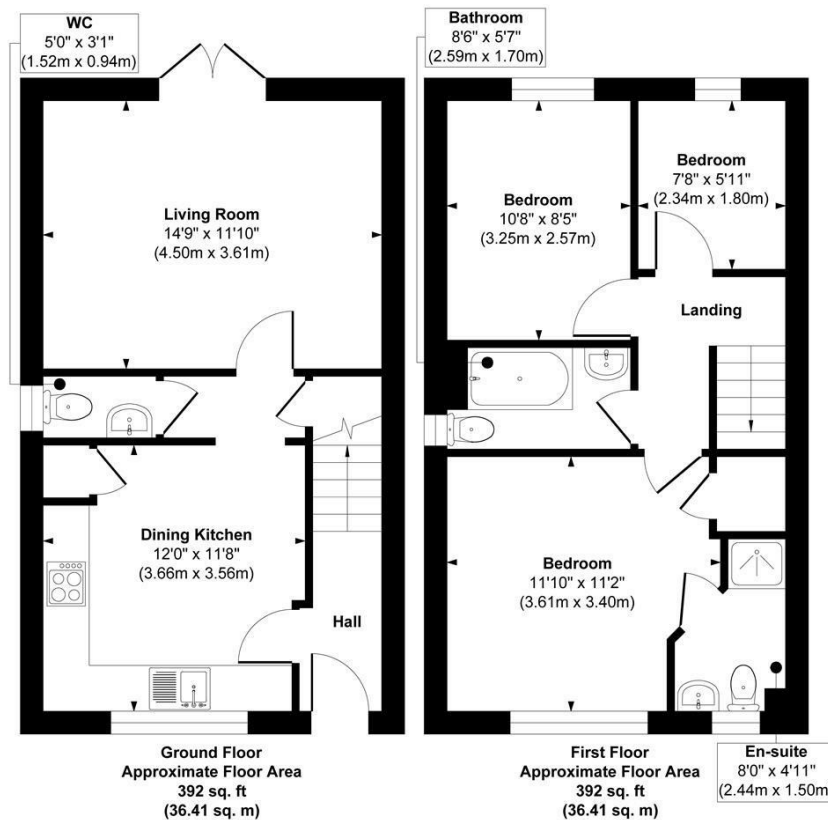
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 19 SAKURA WALK

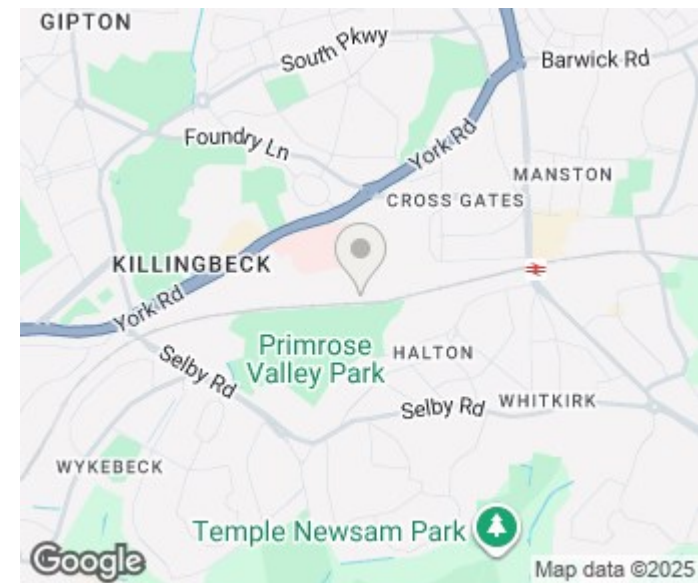




**Approx. Gross Internal Floor Area 784 sq. ft / 72.82 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</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

**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