



16 FIELD END ROAD
LEEDS, LS15 0PZ

£350,000
FREEHOLD

A tastefully EXTENDED property which has been FULLY RENOVATED by the current vendors. Are you looking for a property on a CORNER PLOT with BIFOLDING DOORS and MODERN FIXTURES? Contact Monroe Today.

MONROE

SELLERS OF THE FINEST HOMES

16 FIELD END ROAD

- Semi Detached • Extended • Well Presented • Three Bedrooms • Loft Space • Driveway • Private Garden • Excellent Schools • Travel Links • Amenities



Monroe is excited to present this exquisite extended semi-detached property, a true gem that offers an abundance of living space perfect for families.

As you step inside, you'll be greeted by a welcoming entrance hallway that sets the stage for the rest of the home. This spacious hall flows seamlessly into the expansive open-plan kitchen and dining area with bifolding doors providing effortless indoor outdoor living, as well as the elegant formal living room. finished with modern wall panelling, further elevating the space.

The open-plan kitchen and dining space is filled with natural light and offers direct access to the garden, complemented by a modern, fully tiled guest WC. The separate formal living room features a beautiful fireplace, adding warmth and character to the home.

On the first floor, you'll find two generously sized double bedrooms along with a versatile smaller bedroom that can easily serve as an office. The contemporary house bathroom is equipped with a luxurious bath for your comfort.

The converted loft space is currently utilized as an office, providing even more flexibility to meet your lifestyle needs.

At the front of the property, a paved driveway offers

convenient parking. The rear garden is a true retreat, featuring a well-maintained lawn along with a lovely patio and decking area—perfect for entertaining or relaxing outdoors.

This outstanding home is ready for you to move in and make it your own. Don't miss your chance to see it—schedule a viewing today!

ENVIRONS

Field End Road is a highly sought-after and convenient location in eastern Leeds, offering a variety of local attractions and amenities. Notable nearby sites include Temple Newsam House, its beautiful grounds, and a golf course. The area also boasts a range of schools for all age groups, local parks, and excellent shopping facilities such as the Cross Gates Shopping Centre and the Springs at Thorpe Park.

For commuters, there is outstanding access to major roads, including the A63, A58, A64, and links to the A1/M1, as well as the Outer Ring Road and the East Leeds Orbital Route. Cross Gates features a train station and provides good bus routes to the city and surrounding areas.

Furthermore, in Halton and Colton, you will find numerous restaurants, pubs, microbars, and accommodations for overnight stays.

Agents.

REASONS TO BUY

- Semi Detached Family Home
- Well Presented & Extended
- Superb amenities nearby
- Three Bedrooms & Converted Loft
- Private Garden
- Driveway

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

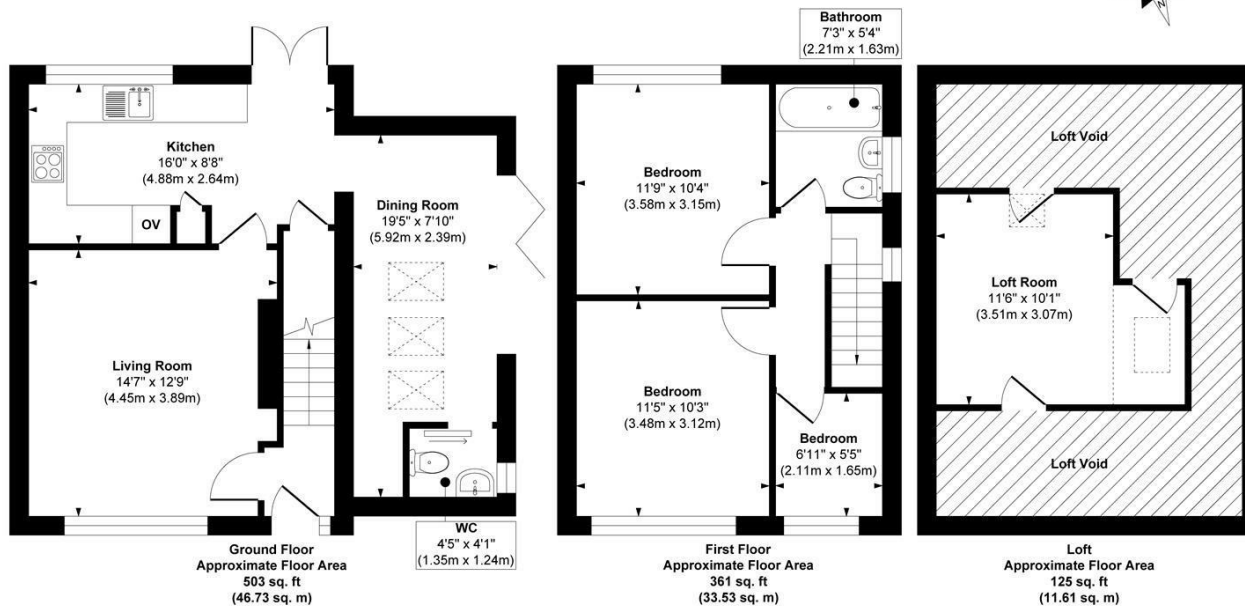
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate

16 FIELD END ROAD





Approx. Gross Internal Floor Area 864 sq. ft / 80.26 sq. m(Excluding Loft)

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		86
(69-80) C	73	
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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