



4 MOSEDALE DRIVE

LEEDS, LS14 1FT

£699,999
FREEHOLD

MOVE IN READY

Built in 2020 to an impeccably high standard, Mosedale Drive is the perfect family home, featuring off street parking, garage, SOUTH FACING GARDEN, and contemporary design throughout. This one is not to be missed, contact Monroe today.

MONROE

SELLERS OF THE FINEST HOMES

4 MOSEDALE DRIVE

- Modern Detached Property • Five Bedrooms • Open Plan Living • Spacious Living Room • Office • Utility • 2356 Sqft • Excellent Travel Links • Access To a Range of Schools • South Facing Garden



Mosedale Drive is a beautifully designed property located on a quiet private road, alongside just three other homes. This impressive residence features a light-filled interior and boasts a south-facing garden, perfect for enjoying sunny days. Additionally, it offers excellent connectivity to local motorways and schools, making it an ideal choice for families seeking both comfort and convenience.

Upon entering, you are greeted by an inviting hallway that leads to a study, utility room, and downstairs WC. The hallway opens up to an open-plan kitchen and dining area, which is fully fitted with built-in appliances and features French doors that lead out to the south-facing patio.

On the first floor, you'll find a spacious living room, two bedrooms with fitted wardrobes and a contemporary family bathroom. The second floor is dedicated to the outstanding primary suite, which includes a dressing room and a modern en-suite bathroom. There are also two additional spacious bedrooms equipped with fitted wardrobes.

Externally, the property offers a driveway that accommodates two cars and access to the garage. The rear garden is private and features a porcelain-tiled patio, a pergola, and a landscaped garden with artificial grass, making it perfect for entertaining. This home also comes with the added benefits of CCTV and an alarm

system.

ENVIRONS

Mosedale Drive is situated in a desirable development on the east side of Leeds, near Thorner. This convenient location is just a few minutes away from the M1 and A1 motorways, providing excellent connectivity through the new East Leeds Orbital Road. Additionally, there are several local attractions nearby, including Temple Newsam House, a variety of schools for all age groups, local parks, and a wide selection of shopping and dining options, such as The Springs at Thorpe Park.

REASONS TO BUY

- Well Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- Five Bedrooms
- One En Suite and a House Bathroom
- Single Garage & Driveway
- South Facing Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

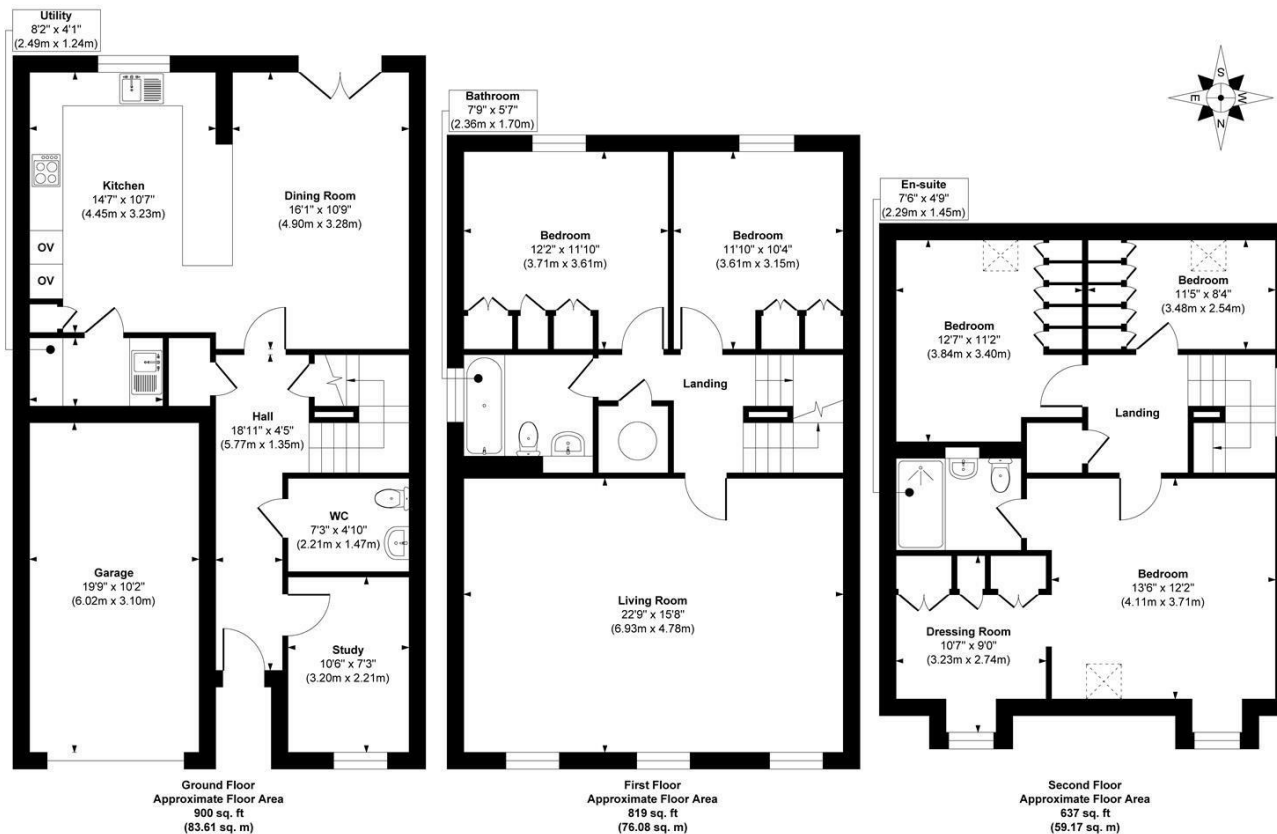
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 2356 sq. ft / 218.86 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	85	91
(69-80) C		
(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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