



2 BINGLEY BANK
LEEDS, LS17 9DW

£750,000
FREEHOLD

Are you in search of a spacious family home in the heart of Bardsey Village?

M O N R O E

SELLERS OF THE FINEST HOMES

2 BINGLEY BANK

- Detached Family Home • Extended • Bardsey Village • 2651 Sqft • Dining Kitchen • Log Burner • Quiet Cul De Sac • Double Garage • Driveway • Private Garden



Discover an exquisite detached four-bedroom family home situated in the highly sought-after village of Bardsey.

Upon entering, you are welcomed by a bright and inviting hallway that opens into a stunning open-plan living, kitchen, and dining area. A feature window floods the space with natural light, creating a warm and airy atmosphere. This floor also features a playroom, a study, a utility room, a formal living room, and a convenient guest WC.

The recently renovated luxury kitchen impresses with a stylish dining island, elegant countertops, and magnificent bi-folding doors that lead out to a sun-drenched, east-facing garden. This delightful kitchen flows seamlessly into the dining area, which is enhanced by feature windows and a cosy living space complete with a charming log-burning stove. It's the ideal setting for unforgettable gatherings.

On the first floor, you'll find a primary bedroom that boasts a lavish En-Suite bathroom. There are also three additional double bedrooms two equipped with fitted wardrobes all conveniently served by a modern house bathroom.

Externally, the front of the property features a lawned garden and a spacious driveway with access to a double garage. At the rear, you'll find a lovely decking area and

a well-maintained garden.

This home has been tastefully extended and represents the perfect family retreat, complete with proximity to outstanding schools and beautiful countryside walks.

REASONS TO BUY

- Stunning Detached Family Home
- Four double bedrooms
- Principal Bedroom
- House bathroom and En Suite
- Show-Stopper Living kitchen diner
- Modern and Stylish Throughout
- East-facing garden with an Indian stone terrace
- Highly sought-after location
- Excellent school catchment location

ENVIRONS

The property is located in the historic village of Bardsey, which was mentioned in the Domesday Survey of 1086. Bardsey boasts an excellent primary school, a parish church, a village tennis club, and the well-established Bingley Arms Public House. Additionally, the property offers convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city center. The nearby village of Collingham provides a good range of amenities, and the popular market town of Wetherby is also easily

accessible.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

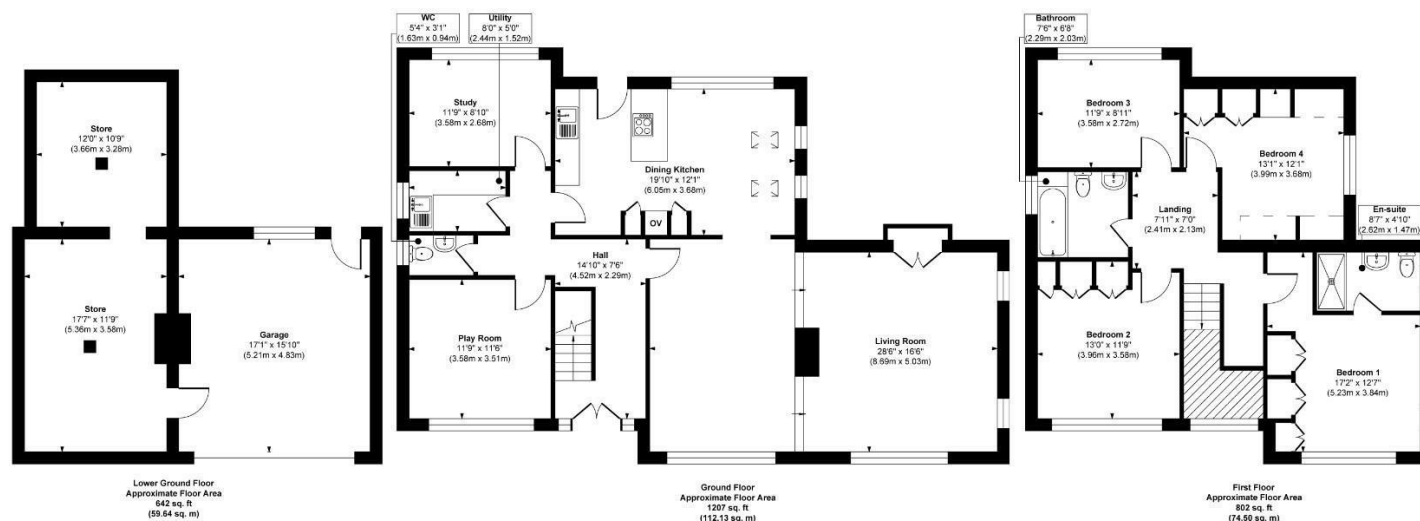
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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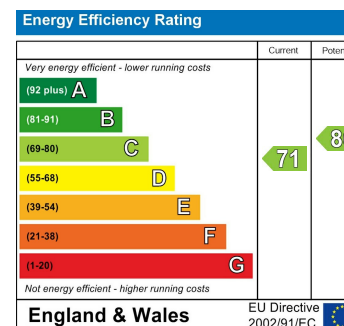
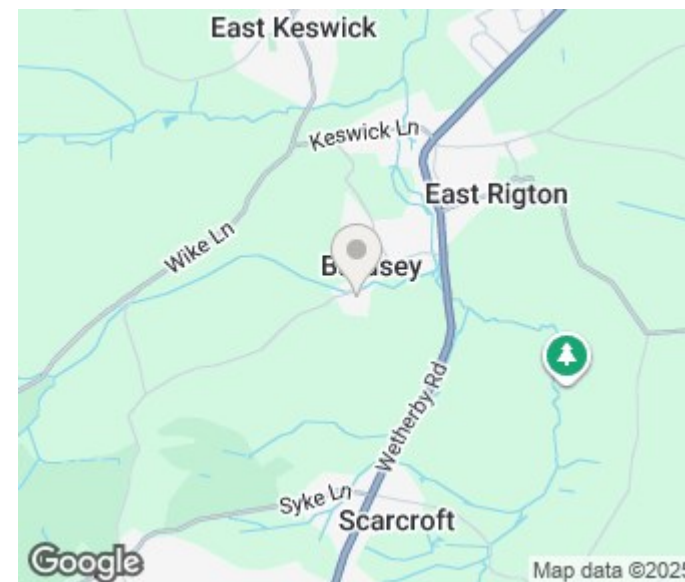




Approx. Gross Internal Floor Area 2651 sq. ft / 246.26 sq. m (Including Outbuilding)

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

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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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