

# MONROE

SELLERS OF THE FINEST HOMES



## 6 RIDGE COURT, PUDSEY ROAD LEEDS

£2,500 Per

Welcome to Ridge Court... This executive development of show-stopping homes boasts beautiful valley views, a high specification throughout, and versatile, spacious living. Move in before Christmas and receive a £350 John Lewis voucher!



- BRAND NEW HOMES AVAILABLE NOW • Move in before Christmas and receive a £350 John Lewis voucher!
- Five double bedrooms

This exclusive development has been thoughtfully designed and laid out to the modern-day needs of every-day living. A prime example of this thoughtful design is the basement level, which accommodates a spacious entrance hallway, fully-fitted utility room, integral garage and an additional storeroom, ideally located for ample storage.

The first-floor offers the main reception space, ideal for entertaining or for spending time with the family, which hosts a beautiful open-plan Kitching living diner, and spacious living room which benefits from a tonne of light and enjoys direct access to a South-facing balcony. The kitchen is of a high specification, and features Silestone worktops, an AEG induction hob, integrated cooking-appliances, LVT flooring and a breakfast-bar island. Equally benefiting from direct access out onto the rear garden via patio doors, this home really makes the most of indoor-outdoor living and a private setting!

In total, the property accommodates four spacious double bedrooms and a primary suite, which boasts a dressing area and en suite. The fifth bedroom, located on the top floor along with the primary suite, also benefits from an en suite. Bedrooms three and four enjoy access to a fantastic South facing terrace, which boasts exceptional views, and are served by an additional, luxurious house bathroom. Bedroom two is also located on this floor.

For more information on this fantastic development and to arrange your viewing on-site, call Monroe.

#### ENVIRONS

Ridge Court offers fabulous semi-rural feel enjoying fantastic,

panoramic views of the valley and countryside, yet is conveniently positioned within a short drive of Pudsey town centre as well as the Ring Road providing direct access to Leeds City Centre. Internal viewing is absolutely essential to appreciate this outstanding property and its fabulous setting.

#### REASONS TO RENT

- High-specification, open-plan kitchen living diner
- Immaculately presented throughout
- Ample storage offered
- Superb views
- Spacious bedrooms
- Three bath/ shower rooms
- A brand new development

#### VIEWING ARRANGEMENTS

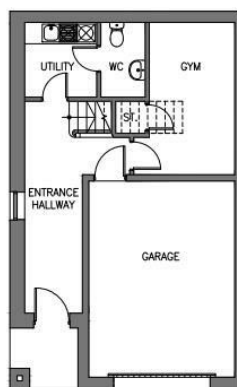
To find out further information or arrange a viewing on this superb new home, call Monroe.



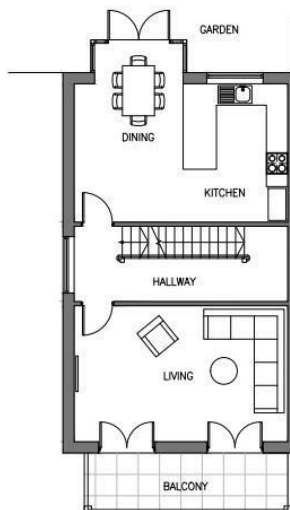
- Outstanding views • Stylish interiors throughout • Open-plan kitchen living diner • Private terraces and balconies • Private rear garden • Three bath/ shower rooms • Integral garage



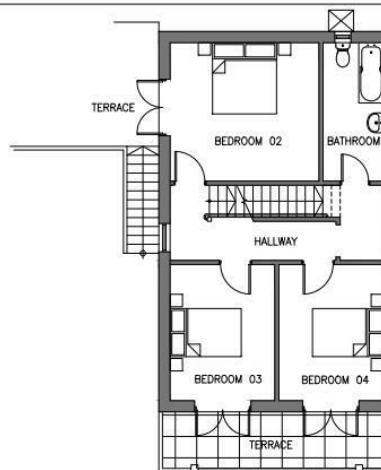




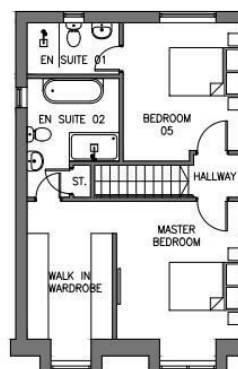
BASEMENT FLOOR



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

KEY			
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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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