

MONROE

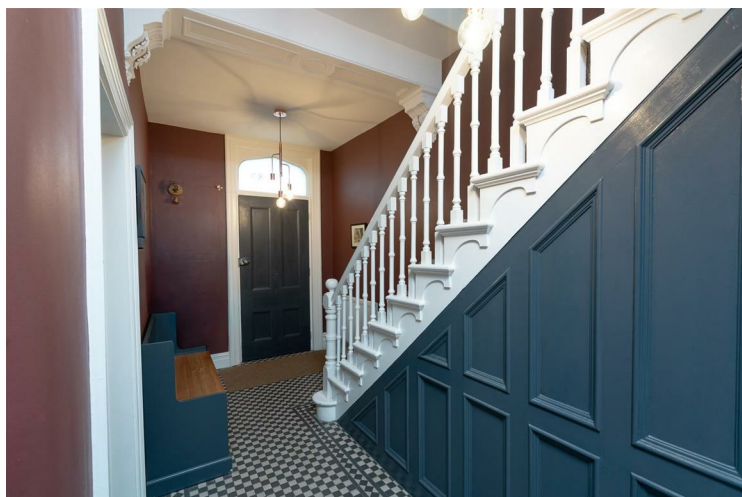
SELLERS OF THE FINEST HOMES



5 Warrels Grove Leeds

£580,000
FREEHOLD

A beautifully presented five-bedroom Victorian semi-detached home set behind gated access on one of Bramley's most desirable roads. Arranged over four floors and in excellent condition throughout, the property blends elegant period features with modern upgrades, offering spacious and versatile living, four-car off-street parking and a secluded wrap-around garden with new decking. This impressive family home must be viewed to be fully appreciated.



- Large 5 Bedroomed Family Home • Gated Property • Parking For Multiple Cars • Garden • Large Kitchen

A stunning five-bedroom Victorian semi-detached residence, set behind a gated entrance on one of Bramley's most sought-after residential roads. Arranged over four impressive floors, this substantial period home offers generous and versatile accommodation, four-car off-street parking and a secluded wrap-around garden. The property is presented in excellent condition throughout.

This magnificent Victorian home has been extensively upgraded, blending beautiful period features with high-quality modern finishes to create an exceptional family home. Improvements include a recently fitted kitchen, stylish bathrooms, updated flooring, modern fixtures and windows, ensuring the property is ready for immediate occupation while retaining its historic charm.

The house enjoys striking kerb appeal, with an elegant Victorian façade showcasing attractive brickwork, large bay windows and classic architectural detailing. A gated entrance provides privacy and sets the tone for what lies within.

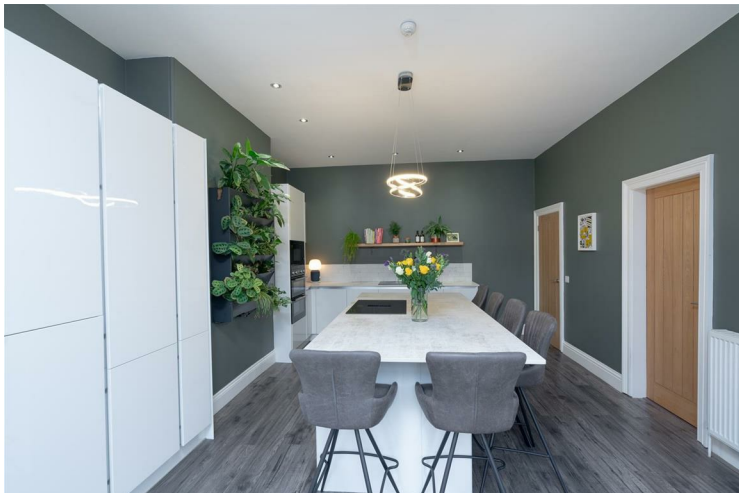
Upon entering, you are welcomed by an impressive Victorian hallway featuring windows and a sweeping staircase that immediately highlights the craftsmanship of the era. The ground floor offers spacious, light-filled reception rooms, including a beautiful living room with high ceilings, classic detailing and a wood burner capable of heating multiple

rooms, creating both warmth and character. A striking four-paned bay window floods the space with natural light.

To the rear, a superb open-plan kitchen/dining room forms the heart of the home and is ideal for modern family living and entertaining. The contemporary kitchen features a central island, generous storage and ample worktop space, opening directly onto the private wrap-around garden to create a seamless indoor-outdoor flow. The garden benefits from new composite-style laminate decking with a 10-year guarantee, providing an ideal space for outdoor dining and entertaining. A ground-floor WC and additional storage cupboards complete this level.

The first floor hosts an impressive principal bedroom with a large bay window and a modern en-suite shower room. A second double bedroom offers further period charm with dual-aspect views, while the family bathroom is beautifully appointed with a freestanding bath and separate shower enclosure. A further well-proportioned bedroom completes this floor.

The second floor provides two additional spacious bedrooms, both full of character. One benefits from a remarkable triple-aspect bay window offering far-reaching views. This level is served by a family bathroom, making it ideal for children, guests or flexible family living. An additional room on this



- Set Over 4 Floors
- Upgraded Throughout To A High Standard
- Huge Bedroom Sizes
- Multiple Bathrooms
- Call The Office For More Information

floor is perfectly suited as a nursery, study or home office.

With charming sloping ceilings and ample eaves storage, this floor is incredibly versatile and well suited for home working, teenage living or guest accommodation.

The basement level forms a substantial and highly functional part of the home and was historically used as the former servants' quarters. It is now fully utilised and includes a home gym, a dedicated utility and washing/drying room, a separate toilet and additional practical space, offering excellent flexibility for modern family life.

Externally, the property benefits from off-street parking for up to four vehicles and a high degree of privacy. The wrap-around garden provides a peaceful and secluded outdoor environment, ideal for families and entertaining alike.

This exceptional Victorian family home combines period elegance, modern convenience, generous accommodation and prime Bramley location. Properties of this calibre, size and condition are rarely available, and early viewing is highly recommended to fully appreciate the scale, character and quality on offer.

REASONS TO BUY

- Newly renovated throughout
- Unique period home

- Potential to use top floor as self-contained space
- Lower ground level used for gym and entertainment space
- Private outside space
- Plenty of parking with gated driveway

ENVIRONS

This home is located in Bramley, just a short walk from Bramley Shopping Centre and Bramley Train Station with direct train links to Leeds and Manchester. The M1 and M62 motorways are easily accessible, offering excellent road connections. Local amenities including supermarkets, shops, restaurants, and gyms are all within walking distance, making it a convenient base for city living and commuting.

LOCAL AUTHORITY

Leeds City Council

TENURE

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



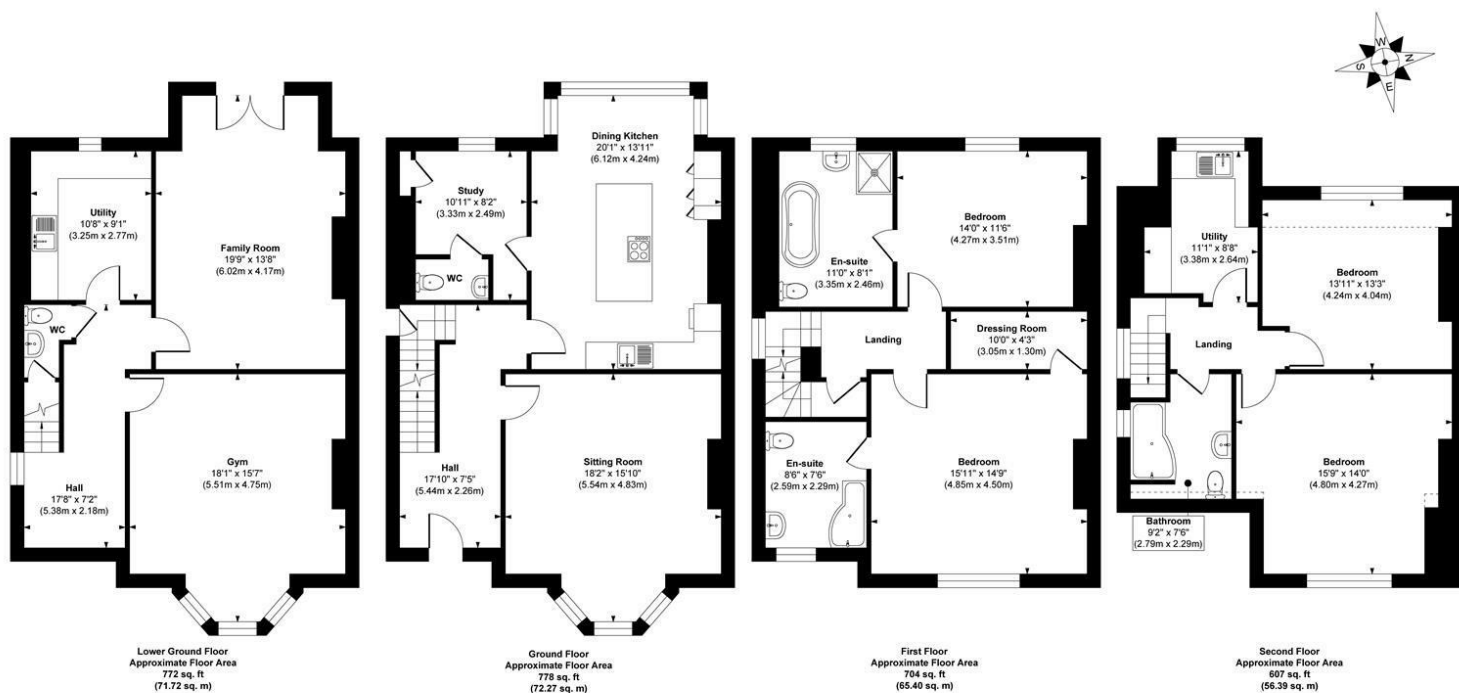




Additional Information

Local Authority - Leeds City Council
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - 2861.00 sq ft
Tenure - Freehold



Approx. Gross Internal Floor Area 2861 sq. ft / 265.78 sq. m

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		
(69-80) C	72	78
(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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