





# STATION GARDENS

## LEEDS, LS15 4BD

## £775,000

**FREEHOLD**

Offering an exceptional blend of space, style and versatility, this impressive five-bedroom family home is perfectly suited to modern living. Combining high-quality features, practical living space and superb entertaining potential, this is an outstanding opportunity to secure a spacious and versatile home designed to meet the needs of family life.

MONROE

SELLERS OF THE FINEST HOMES

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• Spacious five-bedroom family home. • Generous accommodation across three floors. • Three versatile reception rooms. • Stylish designer kitchen by Prestige Design, Tadcaster. • Principal bedroom with en-suite installed in 2026. • Separate dressing room to the principal bedroom. • Dedicated home office for remote working. • Separate utility room for added convenience. • Useful additional storage space. • Family bathroom plus separate WC





This spacious and versatile property offers generous, well-proportioned accommodation arranged over three floors, making it an ideal family home with plenty of flexibility for modern living.

At the heart of the home is an impressive dining kitchen, featuring a beautifully crafted solid wood, in-frame painted kitchen complemented by elegant quartz worktops, integrated Bosch appliances and a large central island. An instant boiling water tap and dedicated drinks cabinet add further convenience and a touch of luxury. Combining timeless craftsmanship with contemporary styling, the kitchen provides a superb space for everyday family life and entertaining. A multi-fuel stove creates a cosy focal point within the dining area, while a separate utility room offers additional practicality.

The ground floor also boasts a spacious, light-filled living room, complete with a gas fireplace that creates a warm and welcoming atmosphere. Two dedicated home office spaces provide excellent flexibility for remote working, studying or hobbies.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from a separate dressing room and a stylish en-suite shower room, newly installed in 2026. The two further bedrooms both feature fitted wardrobes and are served by a modern family bathroom.

Occupying the second floor are two additional generously sized double bedrooms, complemented by a further shower room, making this level ideal for older children, visiting guests or those seeking additional private accommodation.

Externally, the recently landscaped garden provides an attractive space for relaxation and outdoor entertaining. Featuring a stylish porcelain patio and pergola, it offers the perfect setting for al fresco dining, socialising with family and friends, or simply enjoying the warmer months. The property also benefits from an electric vehicle (EV) charging point, providing added convenience for electric car owners.

With five bedrooms, flexible living and working spaces, a beautifully appointed dining kitchen and an attractive landscaped garden, this impressive property offers a superb combination of space, practicality and contemporary comfort for modern family living.

REASONS TO BUY.

* Spacious five-bedroom family home.
* Versatile accommodation over three floors
* Impressive designer kitchen by Prestige Design
* Elegant quartz worktops
* Integrated Bosch appliances
* Characterful multi-fuel fire in the kitchen diner

* Separate home office for working from home
* Principal bedroom with dressing room
* Stylish en-suite shower room, newly installed in 2026
* Separate utility room for everyday convenience

ENVIRONS.

Station Gardens, Scholes, Leeds, LS15 4BD, is situated in a residential area within the village of Scholes, offering a pleasant suburban environment with a mix of modern family homes, local amenities and nearby green spaces. Scholes (Elmet) Primary School is approximately 200 metres away, with other primary and secondary schools available in the surrounding area. Local shops, convenience stores and pubs provide everyday facilities, while Cross Gates Shopping Centre offers a wider range of retail outlets and services. Public transport is available via local bus stops, with Cross Gates railway station approximately 2.8–3 km away, providing rail connections towards Leeds and beyond. The area also benefits from access to recreational facilities, including local sports grounds and parks, while road links provide access to Leeds city centre and neighbouring communities. Overall, the location offers a quiet village setting with access to essential amenities, educational facilities and transport links.

SERVICES.

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

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.

Viewing by appointment only.

Please note some images may contain CGI

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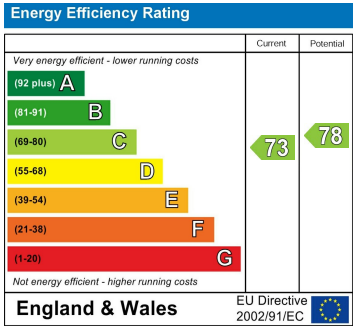





Total Area: 234.9 m² ... 2528 ft²

All measurements are approximate and for display purposes only




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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