



18 STONELEIGH CLOSE

LEEDS, LS17 8FH

£850,000
FREEHOLD

Monroe is delighted to present this spacious five-bedroom family home, ideally positioned in a highly regarded setting in Moortown. Offering generous and versatile accommodation throughout, the property is perfectly suited to modern family living, with excellent living spaces for both relaxation and entertaining. The private garden further enhances the home, featuring a superb hot tub and excellent space for outdoor entertaining with family and friends.

MONROE

SELLERS OF THE FINEST HOMES

18 STONELEIGH CLOSE

- Large detached family home
- Five double bedrooms
- Features two ensembles
- Expansive boarded loft
- Ample off street parking and double garage
- Security shutters throughout
- 2166 Sqft of accommodation
- Turn key property
- Ample off road private parking
- Close to Moortown Corner and Street Lane amenities



This exclusive five-bedroom family home is superbly situated within a quiet cul-de-sac on Stoneleigh Close in Moortown, enjoying a highly sought-after location close to Roundhay and its excellent range of amenities. The property makes an impressive first impression, boasting excellent kerb appeal, a generous driveway providing ample off-street parking and a substantial double garage.

Upon entering, the spacious entrance hall provides access to the principal ground floor accommodation, including a convenient WC and a generous living room. The living room flows seamlessly through double doors into the dining room, creating an excellent space for both everyday family life and entertaining. At the heart of the home is the impressive modern open-plan kitchen diner, finished with stylish Dekton worktops and tiled flooring throughout. The kitchen also provides access to a useful snug/conservatory, utility room and the double garage.

To the first floor, this generous family home offers five well-proportioned bedrooms, including two with en-suite facilities, alongside a modern house bathroom. The accommodation is further complemented by a substantial boarded loft space, providing excellent additional storage and offering potential for further development, subject to the necessary permissions.

Externally, the property continues to impress, with a

generous front garden and driveway providing access to the double garage. To the rear is a private and enclosed garden, featuring an Indian stone terrace, lawned area and superb hot tub, creating an ideal setting for outdoor entertaining and relaxation. A large storage shed has also recently been added to the side of the property, providing a practical space for storing garden furniture and equipment.

This is an excellent family home which has been well maintained by the current owners and offers spacious, versatile accommodation in a superb North Leeds location, perfectly positioned for enjoying all that Moortown and the surrounding area has to offer.

REASONS TO BUY

- Large detached family home
- 2166 Sqft
- Three reception rooms
- Open plan modern kitchen/diner
- Five double bedrooms
- Beautiful garden ideal for entertaining
- Close to Moortown Corner and Street Lane amenities
- Ample off street parking and double garage
- Security shutters throughout.

ENVIRONS

Situated in Moortown, LS17, this home is also well

positioned for quick access to the centre of Moortown as well as the amenities on offer in Roundhay. This property is perfect for people seeking a private setting whilst being well positioned for a wide variety of amenities and transport links. Close by, there is the David Lloyd Leisure Centre, Moor Allerton Shopping centre, many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

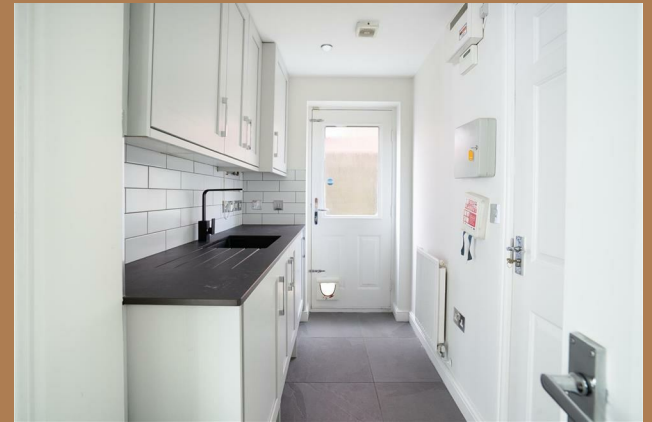
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

The use of CGI has been used in this listing.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

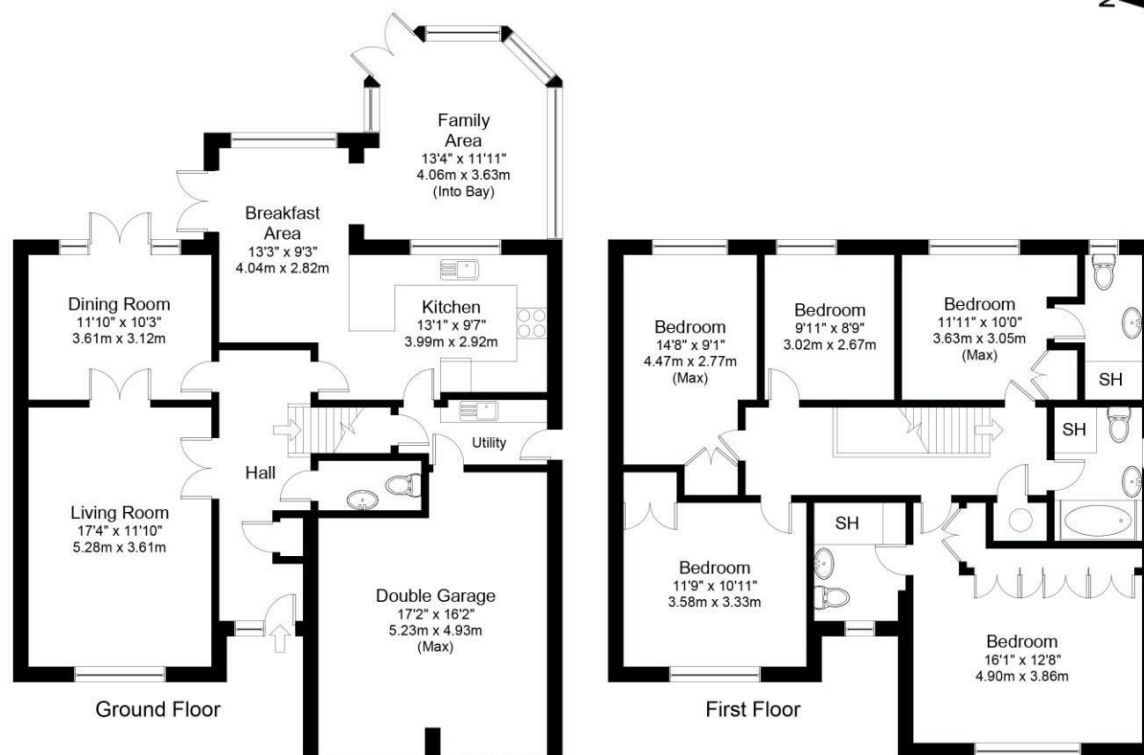
Council Tax – Band F

Viewings – By Appointment Only

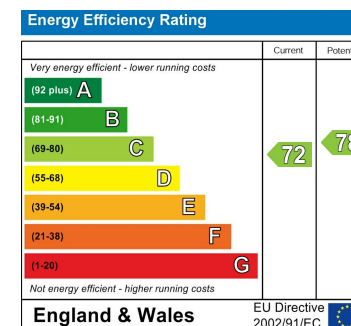
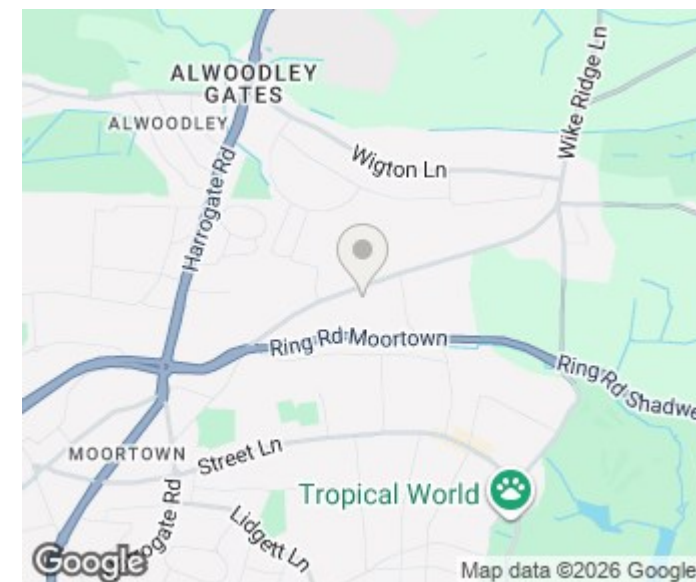
Floor Area – 2166.00 sq ft

Tenure – Freehold





Gross internal floor area including garage (approx.): 201.2 sq m (2,166 sq ft)
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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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