





33 CONGREVE WAY

LEEDS, LS17 9BG

£825,000

FREEHOLD

This stunning four-bedroom detached home has been completely refurbished by the current owners and offers spacious and stylish accommodation throughout!

MONROE

SELLERS OF THE FINEST HOMES

33 CONGREVE WAY

• Stunning detached family home in the Sought after village of Bardsey • Stunning principal bedroom with dressing area, fitted wardrobes and luxurious en-suite, a real private retreat • Impressive open-plan living, kitchen and dining space with direct access to the garden- perfect for entertaining • Stunning bi-folding doors opening onto the garden • Two additional reception rooms, including a versatile playroom/snug/home office - meaning plenty of space for the whole family • Log-burning stoves in both main reception areas, great for cosy evenings at home • Beautifully landscaped east-facing garden with Indian stone terrace, ideal for entertaining • Large block-paved driveway and single garage • Excellent school catchment location





Discover this exquisite detached four-bedroom family home, perfectly positioned within the highly sought-after village of Bardsey. From the moment you step inside, the bright and welcoming entrance hallway sets the tone, leading through to the impressive open-plan living, kitchen and dining space which is undoubtedly the heart of this exceptional home.

The luxury kitchen is a true showstopper, featuring a striking central island with dining space, elegant granite worktops, dual sinks and a comprehensive range of high-end integrated Neff appliances. Magnificent bi-folding doors open directly onto the sun-drenched east-facing garden, creating a seamless connection between the indoors and out. The kitchen flows effortlessly into a comfortable living area, complete with a charming log-burning stove, making this a wonderful space for both everyday family life and entertaining.

A few steps down lead to a sophisticated formal lounge, again featuring a log-burning stove and providing a cosy retreat for relaxing on cooler evenings. A versatile second reception room enjoys direct access to the garden and is currently used as a playroom, although it would equally lend itself to a snug, home office or additional reception space. Completing the ground floor is a practical utility room and a convenient WC.

Upstairs, the impressive principal bedroom provides a luxurious private retreat, complete with a dedicated dressing area, fitted wardrobes and stylish dressing table. The sumptuous en-suite is finished to a high standard and features both a freestanding-style bath and separate shower. Three further generous double bedrooms and a contemporary family bathroom provide excellent accommodation for family and guests alike.

Outside, the beautifully landscaped east-facing garden offers a wonderful setting for outdoor living, with a generous Indian stone terrace and well-maintained lawn providing the perfect space for relaxing, entertaining and enjoying the sunshine. To the front, an attractive block-paved driveway provides ample off-street parking and leads to a single garage.

Combining stylish modern interiors, versatile family accommodation and an enviable village setting, this is a truly exceptional home that offers both comfort and elegance in equal measure.

Reasons to Buy:
- Exceptional detached four-bedroom family home
- Stunning principal bedroom with dressing area, fitted wardrobes and luxurious en-suite, a real private retreat
- Impressive open-plan living, kitchen and dining space with direct access to the garden- perfect for entertaining
- Stunning bi-folding doors opening onto the garden
- Two additional reception rooms, including a versatile playroom/snug/home office - meaning plenty of space

for the whole family
- Log-burning stoves in both main reception areas, great for cosy evenings at home
- Modern and stylishly presented throughout
- Beautifully landscaped east-facing garden with Indian stone terrace, ideal for entertaining
- Large block-paved driveway and single garage
- Highly sought-after Bardsey location
- Excellent school catchment

ENVIRONS

The property is situated in the historic village of Bardsey, which was mentioned in the Domesday Survey of 1086. Bardsey features an excellent primary school, a parish church, a village tennis club, and the long-established Bingley Arms Public House. The property also provides convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city centre. The nearby village of Collingham offers 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

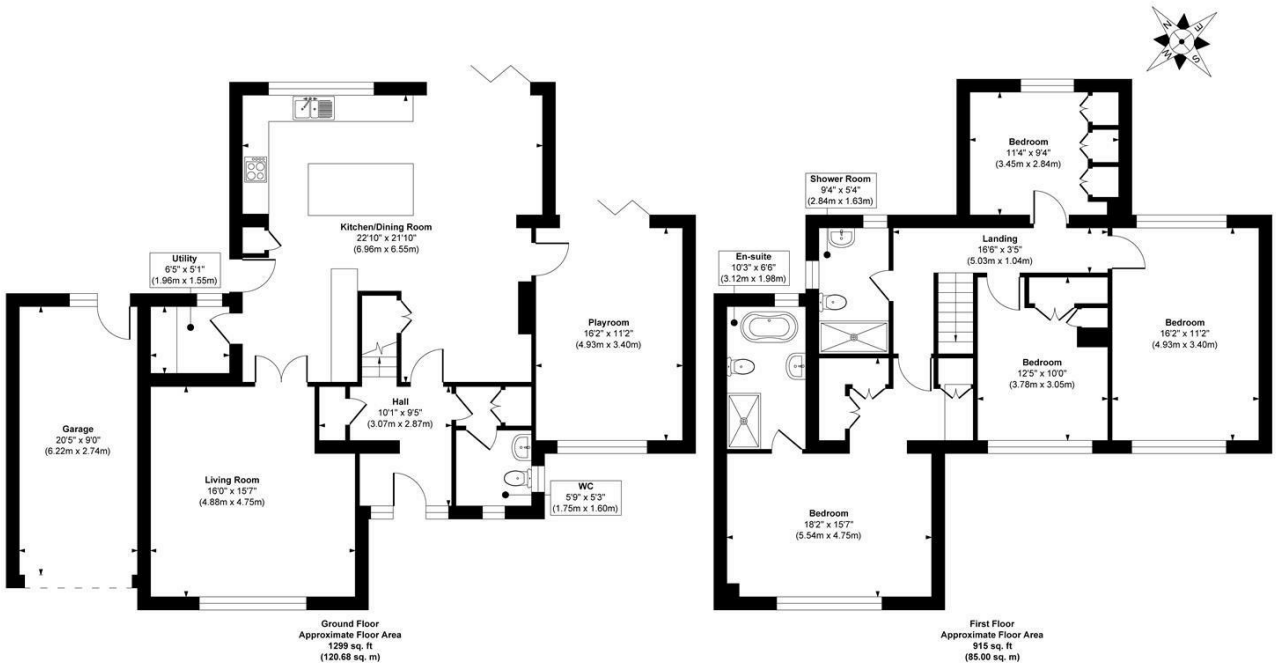
Strictly through the selling agent-Monroe Estate Agents.

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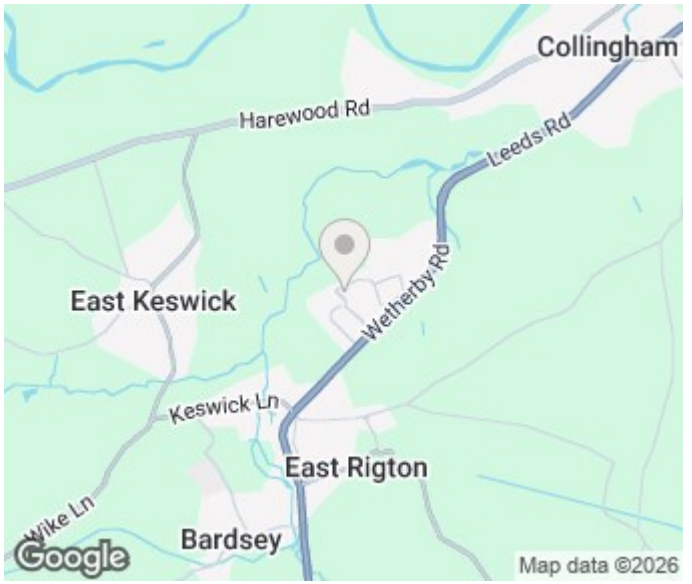


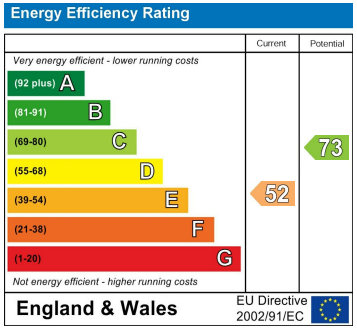


Approx. Gross Internal Floor Area 2214 sq. ft / 205.68 sq. m

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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