MONROE

SELLERS OF THE FINEST HOMES

# 3 CHURCH GARDENS
# BRADFORD

## £850,000
**FREEHOLD**

Exceptional four-bedroom executive detached home set within an exclusive gated cul-de-sac, featuring a stunning open-plan living kitchen, underfloor heating, double garage and beautifully landscaped gardens.

• 4-Bedroom Immaculately Presented Detached Family Home • No Onward Chain • Gated Development • Sun Room Featuring Bi-folding Doors

An impressive four double bedroom detached home, set within an exclusive private gated development on Church Gardens, on the outskirts of Leeds.

Arranged over three floors, this beautifully presented home offers generous, versatile accommodation with a high-quality contemporary finish throughout. At the heart of the property is the impressive open-plan living kitchen and sun room, with bi-folding doors opening onto an extensive decking area and landscaped rear garden — creating a fantastic space for entertaining and everyday family life. The kitchen and living area also benefit from an integrated smart speaker system - perfect for entertaining!

The ground floor further offers a spacious formal lounge with feature fireplace and wood-burning stove, a dedicated home office, useful boot room, utility room and guest WC. Underfloor heating runs throughout the ground floor, with individual thermostatic controls.

Upstairs, three generous double bedrooms include a superb principal bedroom with en-suite shower room, while two further bedrooms are served by the contemporary family bathroom. The entire second floor is dedicated to a substantial fourth double bedroom with its own en-suite, offering excellent flexibility as a guest suite, teenager's retreat or private bedroom.

The home has been thoughtfully equipped for modern living, with Cat 6 wiring throughout and high-quality finishes across all three floors.

Externally, the property benefits from a private gated entrance, driveway parking for three cars, double garage and a beautifully landscaped rear garden with extensive decking.

Perfectly positioned for commuters, with easy access to the M621 and M62, while also being close to excellent schools, restaurants, golf courses, cinema and retail including Marks & Spencer.

REASONS TO BUY

- Executive detached family home within an exclusive gated cul-de-sac
- Four generous double bedrooms arranged over three floors
- Three bathrooms including two en-suites
- Stunning open plan living kitchen with impressive sun room
- Bi-folding doors opening onto landscaped rear garden and decking
- Formal lounge with feature fireplace and wood-burning stove
- Separate home office/study
- Ground floor underfloor heating with individual thermostatic controls
- Utility room, guest WC and integral double garage
- Excellent commuter links to Leeds, the M621 and M62 motorway networks
- Close to excellent schools, golf courses, restaurants and local amenities

ENVIRONS

Situated on the outskirts of Leeds within a highly desirable residential location, this exclusive development offers an exceptional lifestyle for families and professionals alike. Ideally positioned for access to Drighlington, Birstall, Morley and Leeds, residents benefit from a superb range of local amenities including

• Excellent Local Schools Nearby • Three Bathrooms & Guest Cloakroom • Integral Double Garage • Under Floor Heating • AEG Integrated Appliances • Smart Speaker System in Kitchen & Cat 6 Wiring Throughout

Birstall Retail Park with its excellent selection of shops, restaurants and leisure facilities, as well as golf courses, cinemas and Marks & Spencer. Excellent transport connections are available via the M621 and M62 motorway networks, providing convenient access to Leeds and the wider West Yorkshire region.

Families are well catered for with a number of highly regarded schools nearby, including Drighlington Primary School, Fieldhead Primary Academy, Bruntcliffe Academy and The Morley Academy, further enhancing the appeal of this sought-after location.

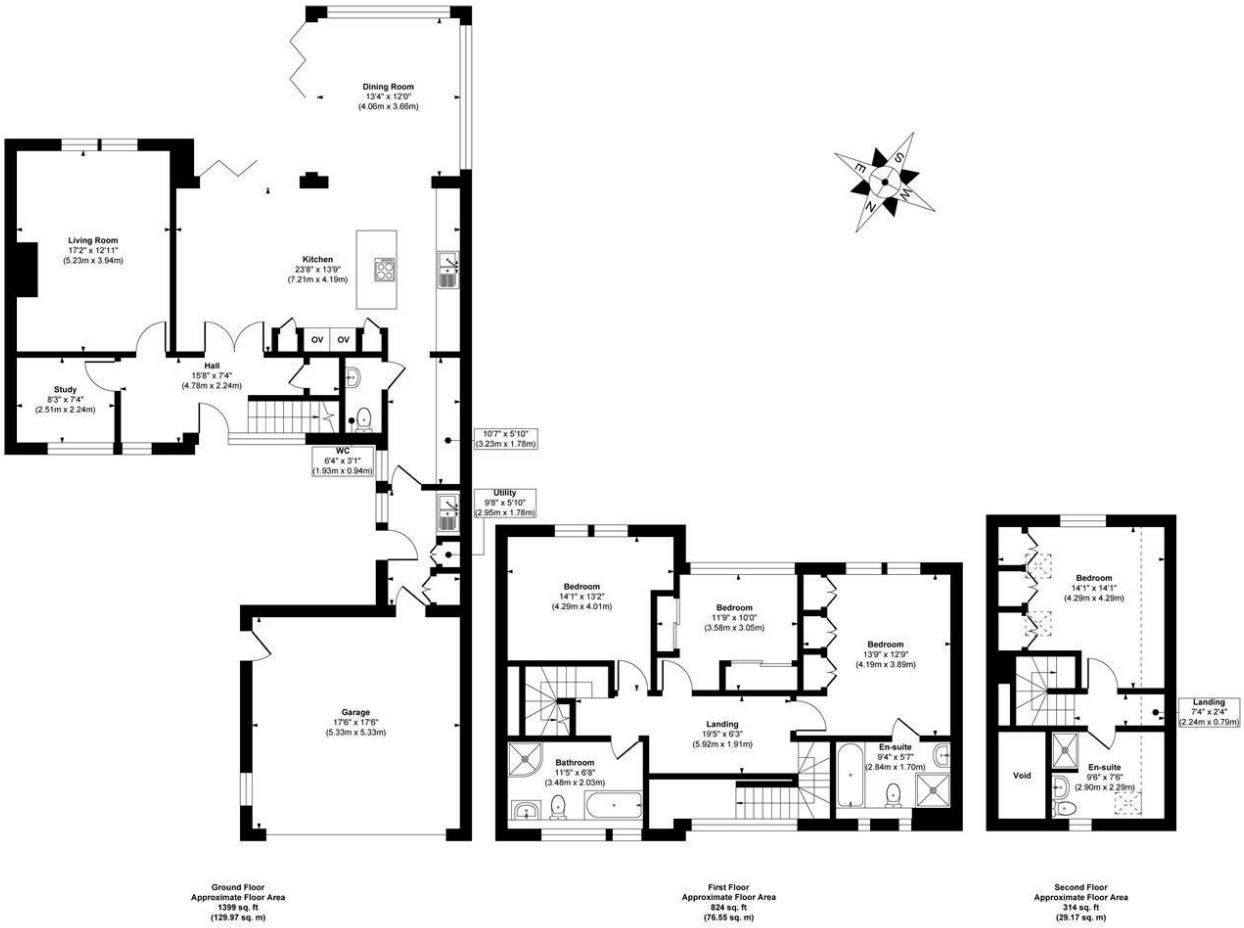
LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and is offered for sale with vacant possession.

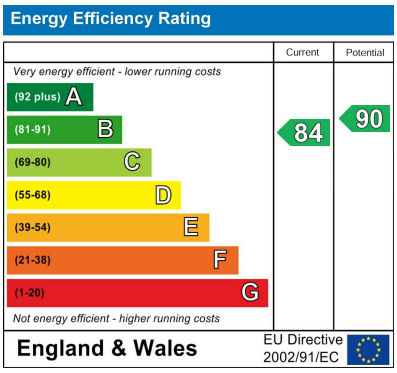
Don't miss your opportunity to view this exceptional executive family home – call Monroe Estate Agents today!




**Approx. Gross Internal Floor Area 2537 sq. ft / 235.69 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.




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

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

MONROE
SELLERS OF THE FINEST HOMES