





MEADOW VIEW

LEEDS, LS15 4NZ

£650,000

FREEHOLD

The well-planned accommodation includes multiple reception rooms, a bright and versatile sun room, and four generous bedrooms including a principal bedroom with en-suite. With excellent entertaining space this substantial detached home offers a layout that can adapt to the changing needs of a growing family.

MONROE

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MEADOW VIEW

• CHAIN FREE • Four spacious bedrooms – ideal for family living. • Principal bedroom with en-suite – private and convenient • Luxury Harmony kitchen – stylishly designed and beautifully finished. • Marble and chestnut worktops – quality finishes with timeless appeal. • Integrated Miele appliances – premium quality and everyday convenience. • Multiple reception rooms – plenty of space to relax and entertain. • Separate sitting room – perfect for quieter moments. • Substantial detached garage – secure parking and valuable storage. • A superb all-round family home – spacious, stylish and versatile.





This attractive four-bedroom family home offers a spacious and versatile layout, combining generous living accommodation with excellent space for family life and entertaining.

The beautifully fitted Harmony kitchen is finished with a combination of elegant marble and rich chestnut worktops. A range of integrated Miele appliances adds both quality and convenience, while the well-considered layout provides ample preparation space and storage. The kitchen seamlessly adjoins a delightful sunroom dining area, enjoying views towards the garden, creating a wonderful, light-filled space perfect for both everyday and entertaining.

The property benefits from two separate reception rooms. The main lounge is an impressive and welcoming space with patio doors to the rear garden. A further sitting room offers a more intimate and versatile reception area, ideal as a snug, reading room or additional family space. A useful ground-floor WC adds further convenience.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom and a separate double bedroom benefiting from its own dressing room and en-suite shower room. The remaining two bedrooms offer excellent flexibility for family living, guests or home working and are served by the main family bathroom. The dedicated office space provides a practical area for working from home and is also versatile enough to accommodate a single bed, offering potential for occasional guests or alternative use.

Externally, the property boasts a spacious driveway and substantial detached double tandem-style garage, fitted with an electric up-and-over door, providing secure parking and valuable additional storage. The property is complemented by a mature and substantial garden, offering a wonderful outdoor space for relaxing, entertaining and family enjoyment. Established planting and greenery create an attractive setting, providing a sense of privacy and a pleasant backdrop to the home.

A particularly distinctive feature is the historic Saxon moat situated beyond the rear garden, offering a unique historical point of interest and adding to the property's individual appeal.

The property is offered for sale chain free, providing a straightforward opportunity for buyers looking to move without the complications of an onward chain.

REASONS TO BUY:
CHAIN FREE
Four spacious bedrooms – ideal for family living.
Principal bedroom with en-suite – private and convenient
Luxury Harmony kitchen – stylishly designed and

beautifully finished.
Marble and chestnut worktops – quality finishes with timeless appeal.
Integrated Miele appliances – premium quality and everyday convenience.
Multiple reception rooms – plenty of space to relax and entertain.
Separate sitting room – perfect for quieter moments.
Useful ground-floor WC – practical for family life and guests.
Substantial detached garage – secure parking and valuable storage.
A superb all-round family home – spacious, stylish and versatile.

ENVIRONS.

Situated in the sought-after village of Barwick-in-Elmet, Meadow View enjoys a pleasant residential setting surrounded by attractive countryside while remaining within easy reach of Leeds and the surrounding towns. The village provides a range of local amenities and everyday conveniences, with Barwick-in-Elmet Church of England Primary School and Nursery approximately 0.4 miles away, while Garforth railway station is around 2.7 miles away, providing convenient rail connections. Further shopping, leisure and dining facilities can be found at The Springs, Thorpe Park, while the wider area offers excellent road links for commuting into Leeds and beyond.

SERVICES.

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

LOCAL AUTHORITY.

Leeds City Council.

TENURE.

We are advised 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.

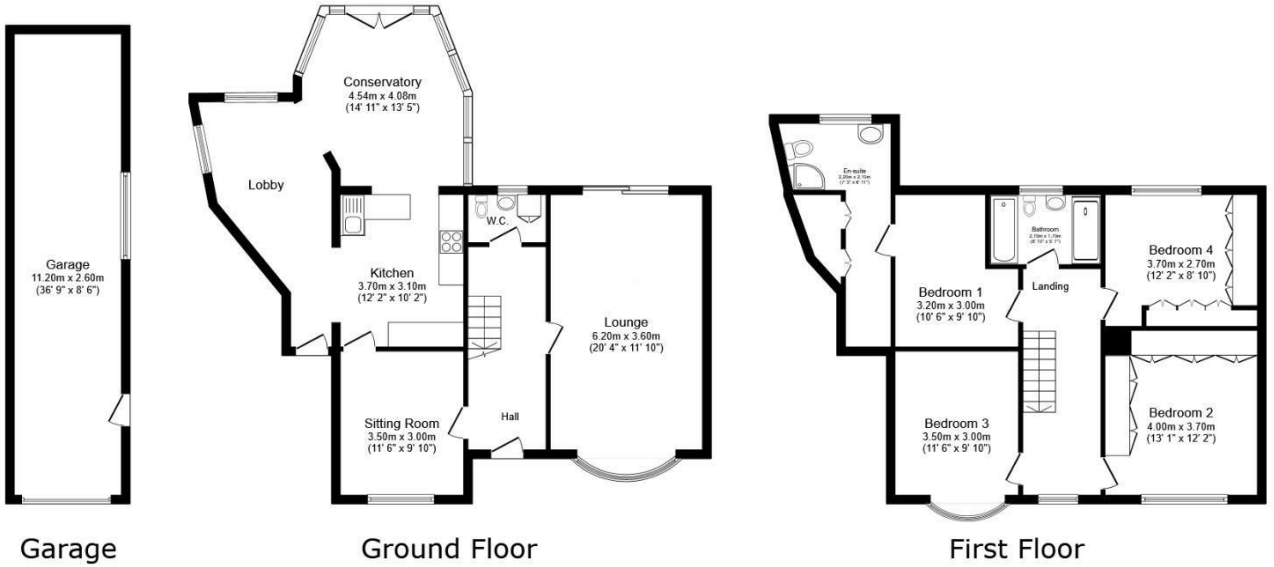
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MEADOW VIEW

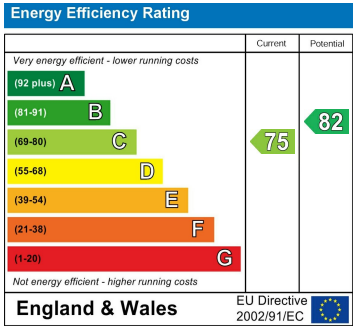












Total floor area: 192.2 sq.m. (2,070 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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