MONROE

SELLERS OF THE FINEST HOMES



3 St. Catherines Crescent

Leeds

£325,000

FREEHOLD

Beautifully renovated throughout, 3 St Catherines Crescent offers stylish, contemporary living with high-quality finishes.

Extensively improved with new render, windows, doors, electric gates and underfloor heating throughout, this stunning home is ready to move straight into.

The accommodation includes a spacious lounge with bespoke media wall and fireplace, a light-filled conservatory, newly fitted shaker-style kitchen, well-presented bedrooms and a luxurious family bathroom.

Externally, the enclosed rear garden features a lawn, raised decking and pergola, whilst electric gates provide access to a generous driveway and integral garage.





• Extensively Renovated Throughout • Newly Installed Electric Entrance Gates • Stunning New Family Bathroom with LED Light and Bluetooth Audio

A BEAUTIFULLY RENOVATED FAMILY HOME WITH EXCEPTIONAL ATTENTION TO DETAIL

Having undergone an extensive programme of renovation and modernisation, St Catherines Crescent is a beautifully presented family home offering stylish, contemporary living with a high-quality finish throughout.

From the moment you arrive, the improvements are immediately apparent. A newly rendered exterior, contemporary windows and doors, and newly installed electric gates create an impressive first impression, whilst the generous driveway provides ample off-street parking alongside an integral garage.

Internally, the property has been thoughtfully updated to create a welcoming and comfortable home, with a neutral colour palette, attractive finishes adding to the overall quality of the accommodation.

The lounge is a particularly inviting space, beautifully finished with a bespoke media wall incorporating an inset contemporary fireplace, feature shelving and decorative wall panelling. A large front-facing window allows plenty of natural light into the room, whilst French doors lead through to the conservatory, creating a lovely connection between the living accommodation and the garden.

The kitchen has been newly fitted with a range of shaker-style cabinetry, complementary wood-effect worktops and integrated cooking appliances. Finished in soft, neutral tones with attractive herringbone flooring, the space provides a practical yet stylish setting for everyday family life, with room for informal dining.

To the rear, the conservatory offers a further reception area, filled with natural light and overlooking the garden. With its attractive vaulted ceiling and direct access outside, this is a lovely space for dining, relaxing or entertaining throughout the year.

The bedrooms are beautifully presented, each offering comfortable accommodation with individual decorative touches. The principal bedroom enjoys a calming, neutral finish with added shower enclosure for ease with a big family, whilst the additional bedrooms provide flexibility for growing families, guests or those requiring space to work from home.

The newly fitted family bathroom is another standout feature,





• Generous Driveway Parking & Integral Garage • New External Render, Windows & Doors • Beautiful Lounge with Bespoke Media Wall

finished to an excellent standard with underfloor heating, striking marble-effect tiling, contrasting green feature walls and contemporary black fittings. A bath with overhead rainfall shower, glazed shower screen and recessed shelving complete the modern design.

Externally, the rear garden has been thoughtfully arranged to offer an attractive balance of lawn and entertaining space. A raised timber deck with pergola provides a wonderful area for outdoor seating and summer gatherings, whilst the enclosed lawn offers plenty of room for children and family activities. The garden is complemented by contemporary fencing and a further raised seating area, creating a private and enjoyable outdoor setting.

To the front, the newly installed electric gates provide additional privacy and security, opening onto a substantial driveway with access to the integral garage. Together with the updated render, windows and doors, the exterior improvements give the property a smart and modern appearance.

St Catherines Crescent offers the opportunity to purchase a home where much of the hard work has already been completed. With its extensive renovation, beautifully presented interiors, generous parking and well-maintained outdoor space, this is a fantastic family home ready to be enjoyed by its next owners.

A superbly presented home combining contemporary finishes, practical family accommodation and impressive attention to detail throughout.

REASONS TO BUY

• A beautifully renovated home ready to move straight into
• Stylish interiors with a consistent finish throughout
• A welcoming lounge designed for relaxing and entertaining
• A bright conservatory overlooking the rear garden
• Contemporary kitchen with space for everyday dining
• Beautifully appointed bedrooms with flexible accommodation
• A stunning newly fitted family bathroom
• Secure gated access offering additional privacy
• Attractive gardens with dedicated outdoor entertaining areas
• An ideal home for families looking for comfort and modern living

Call today to arrange your viewing with Monroe Estate Agents





• Enclosed Rear Garden with Decking & Pergola • Bright Conservatory Overlooking the Garden • Underfloor Heating In the Bathroom • Contemporary Kitchen





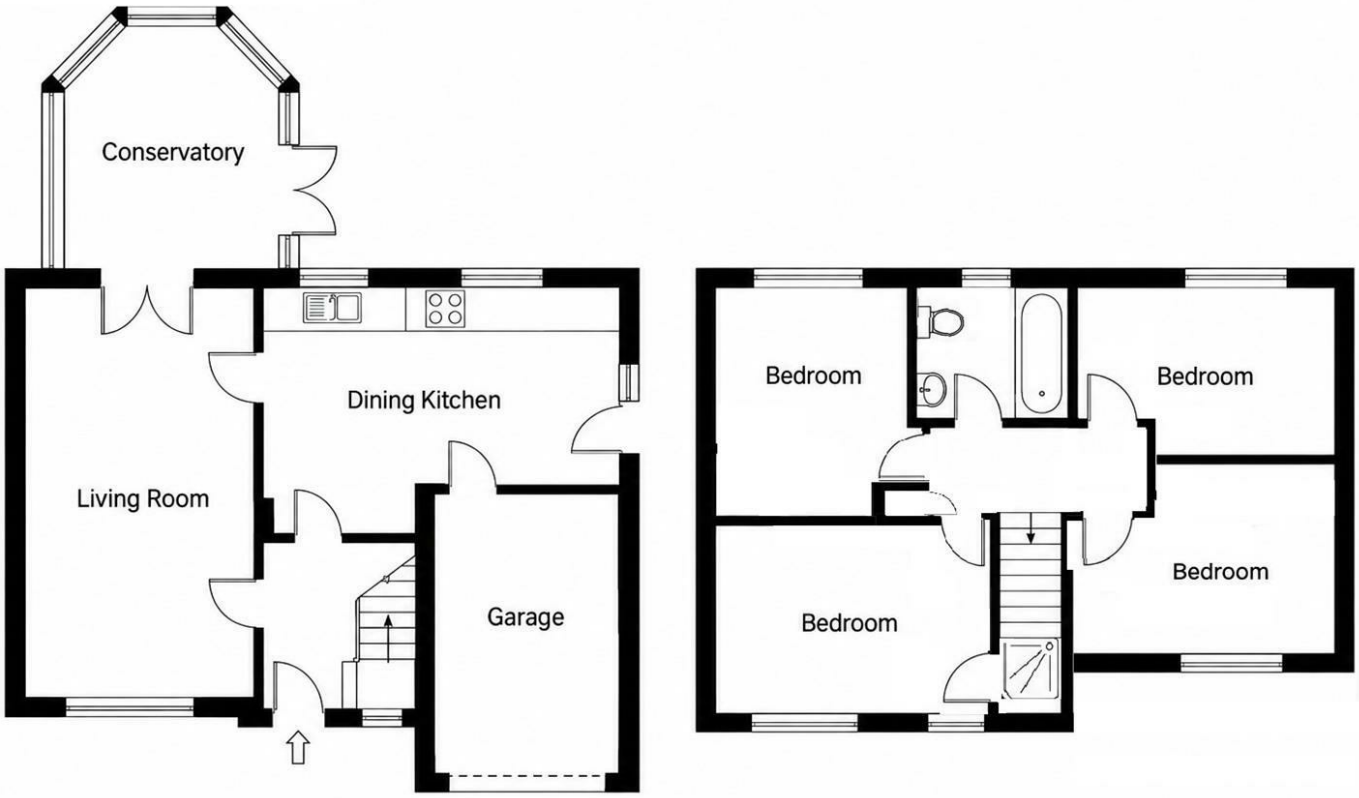






Additional Information

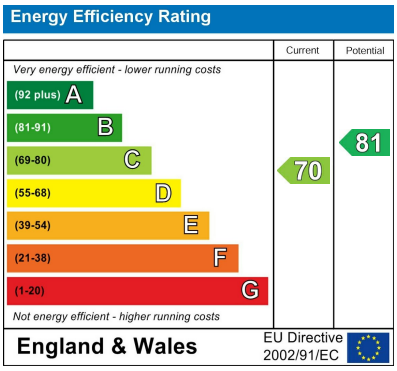
Local Authority	-	Leeds City Council
Council Tax	-	Band A
Viewings	-	By Appointment Only
Floor Area	-	1068.00 sq ft
Tenure	-	Freehold



Total area: 99.2 sq m (1,068 sq ft)

For illustrative purposes only. Not to scale.





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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