

4 REDWALD DRIVE
LEEDS

£415,000
FREEHOLD

This beautifully presented family home offers spacious and versatile accommodation arranged over three floors, combining practical living spaces with modern family comforts. Benefiting from a detached garage, private rear garden and three well-proportioned bedrooms, the property is perfectly suited to professionals, couples and growing families alike.





• Three spacious bedrooms • Principal bedroom with en-suite • Impressive open-plan kitchen diner • Spacious first-floor living room

The ground floor is centred around a stunning open-plan kitchen diner, creating a sociable and welcoming heart of the home. Offering ample space for both cooking and dining, this impressive room is ideal for everyday family life and entertaining guests. A separate utility room provides additional storage and laundry facilities, while a convenient ground floor WC enhances practicality.

The first floor offers a spacious and inviting living room, providing the perfect place to relax and unwind. This level also features a generous double bedroom and a well-appointed family bathroom, creating a flexible layout that can easily accommodate a variety of lifestyles.

To the second floor are two further bedrooms, including a superb principal bedroom benefiting from its own en-suite shower room. The additional bedroom is well-sized and ideal for family members, guests or those working from home.

Externally, the property enjoys a private enclosed rear garden with a lawn and patio seating area, offering an excellent space for outdoor dining, entertaining and family enjoyment. French doors create a seamless connection between the kitchen diner and the garden, enhancing the flow of the home during the warmer months. Further adding to the appeal is a detached garage, providing secure parking, additional storage or workshop potential. With spacious accommodation, a flexible layout and attractive outdoor space, this wonderful home offers everything required for modern living.

Early viewing is highly recommended to fully appreciate the space, versatility and lifestyle on offer.

REASONS TO BUY

• Three spacious bedrooms
• Principal bedroom with en-suite
• Impressive open-plan kitchen diner
• Spacious first-floor living room
• Detached garage
• Private enclosed rear garden
• Separate utility room
• Ground floor WC
• Family bathroom plus en-suite
• Move-in ready home in a desirable location

ENVIRONS

Guiseley is a highly sought-after location, offering the perfect balance between beautiful open countryside and excellent local amenities. Surrounded by picturesque green spaces, the area is renowned for its highly regarded schools, vibrant community atmosphere, and an excellent selection of restaurants, cafés, bars and independent shops, many of which are within easy walking distance.

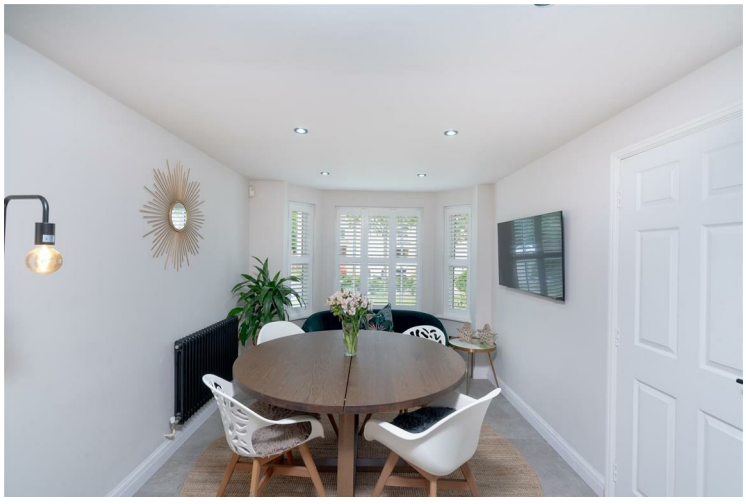
For commuters, Guiseley Railway Station provides regular services to Leeds, Bradford and Ilkley, making travel across the region both quick and convenient. The area also benefits from excellent road links to the commercial centres of Leeds, Bradford and Harrogate, as well as easy access to the wider motorway network. Leeds Bradford Airport is located just a short drive away, offering convenient connections for both business and leisure travel.

This combination of excellent transport links, outstanding local amenities and stunning surrounding countryside makes Guiseley one of the most desirable places to live in West Yorkshire.

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SERVICES

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





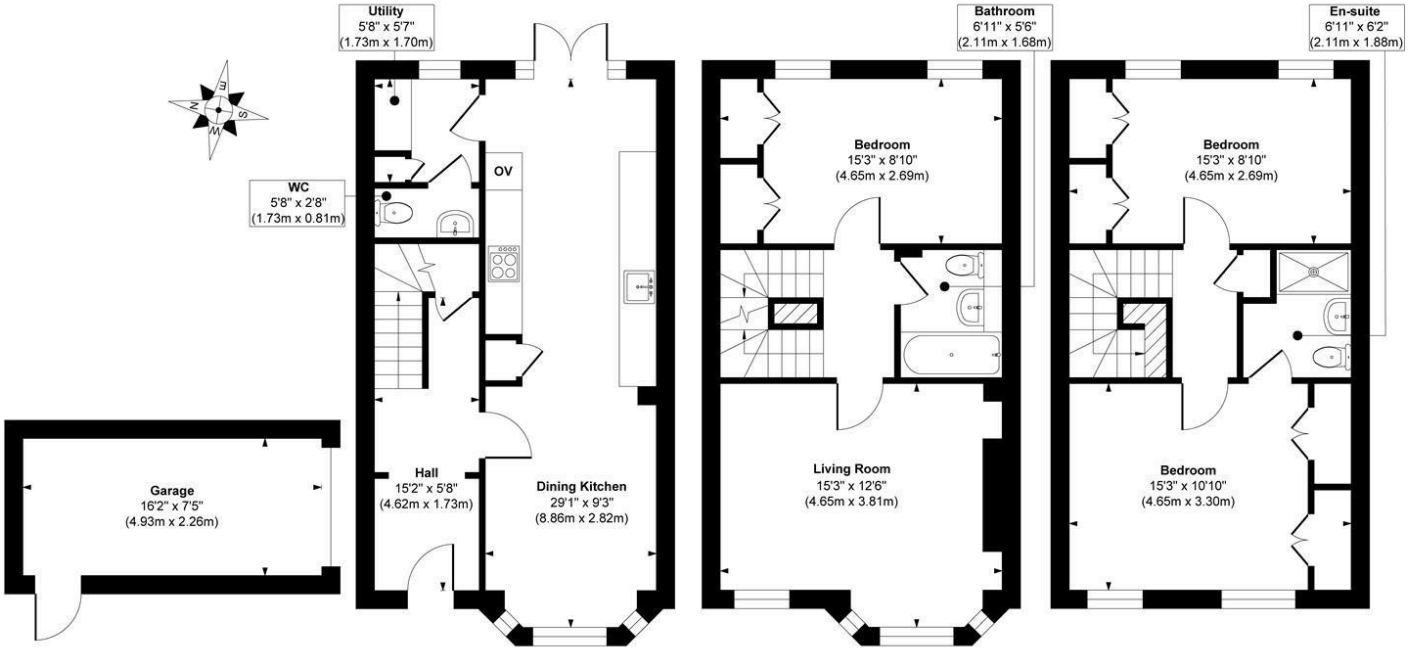
• Detached garage • Private enclosed rear garden • Separate utility room • Ground floor WC • Family bathroom plus en-suite • Move-in ready home in a desirable location

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
Viewings by appointments only.
Please note some images may contain CGI





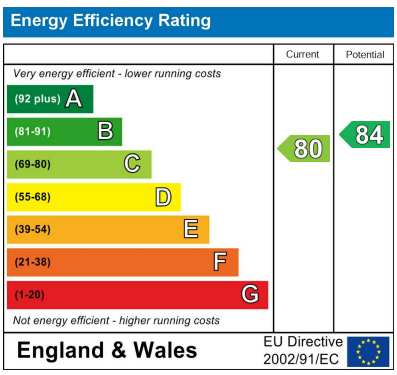


Approx. Gross Internal Floor Area 1401 sq. ft / 130.14 sq. m (Including Garage)

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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MONROE

SELLERS OF THE FINEST HOMES