



**32A KNIGHTSWAY**  
LEEDS, LS15 7BW

**£499,999**  
**FREEHOLD**

Set in a GATED DEVELOPMENT of just 3 Homes, is this fantastic 3 bedroom home, with PRIVATE GARDENS, OFF STREET PARKING AND A GARAGE.

**M O N R O E**

SELLERS OF THE FINEST HOMES

## 32A KNIGHTSWAY

- Detached • Well presented • Three bedroom • Two Bathrooms • Garage • Driveway • South East Garden • Excellent Schools • Close to Amenities • Travel Links



Monroe is excited to present this impressive three-bedroom detached property, which is well-maintained and ready for you to move in. It is situated in a private gated community and offers 1171 Sqft of living space, along with a southeast-facing garden.

Upon entering, you are greeted by a bright and airy hallway that creates an inviting atmosphere. This spacious hall leads to the kitchen, the formal living room with a bay window, and includes a convenient guest WC.

The open-plan kitchen and dining area come equipped with built-in appliances. The sleek kitchen island with seating is designed for both functionality and style. Natural light floods the space, thanks to the French doors that open to the impressive southeast garden, creating a vibrant and inviting environment.

On the first floor, you will find three generously sized double bedrooms, one of which includes an en-suite bathroom. The modern house bathroom features a bath.

At the front of the property, there is a spacious driveway and a single garage. The rear boasts a lawned garden and patio.

Don't miss the opportunity to see this outstanding home that is ready for you to move in!

### ENVIRONS

Cherry Villa is a highly sought-after and convenient location in eastern Leeds, offering a variety of local attractions and amenities. Notable nearby sites include Temple Newsam House, its beautiful grounds, and a golf course. The area also boasts a range of schools for all age groups, local parks, and excellent shopping facilities such as the Cross Gates Shopping Centre and the Springs at Thorpe Park.

For commuters, there is outstanding access to major roads, including the A63, A58, A64, and links to the A1/M1, as well as the Outer Ring Road and the East Leeds Orbital Route. Cross Gates features a train station and provides good bus routes to the city and surrounding areas.

Furthermore, in Halton and Colton, you will find numerous restaurants, pubs, microbars, and accommodations for overnight stays.

### REASONS TO BUY

- Detached Family Home
- Well Presented
- Superb amenities nearby
- Three Bedrooms



- Private Landscaped South East Garden
- Driveway & Single Garage

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

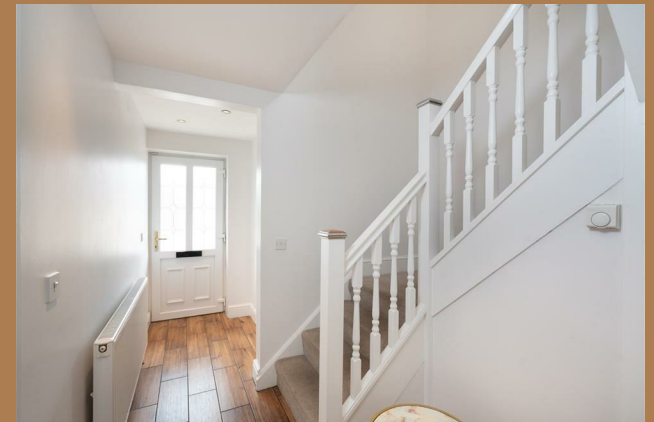
## TENURE

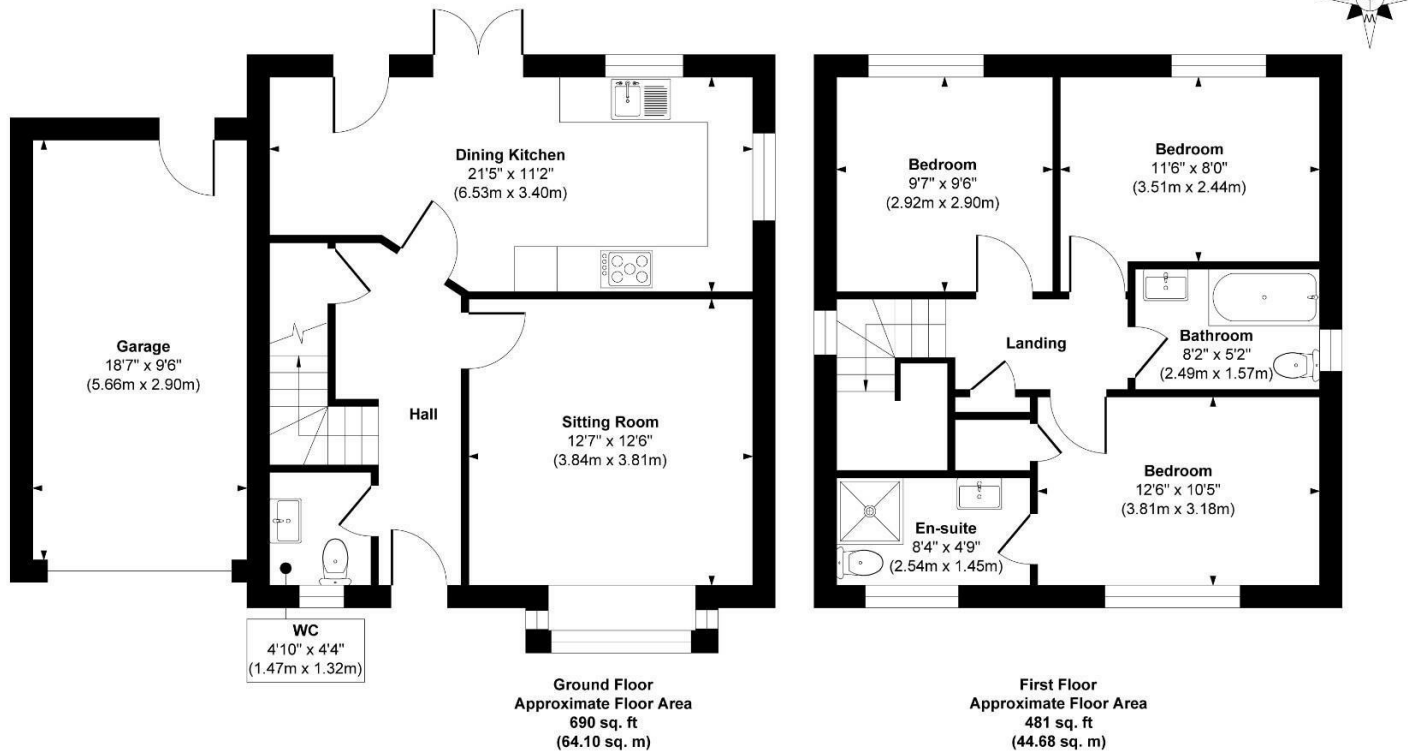
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

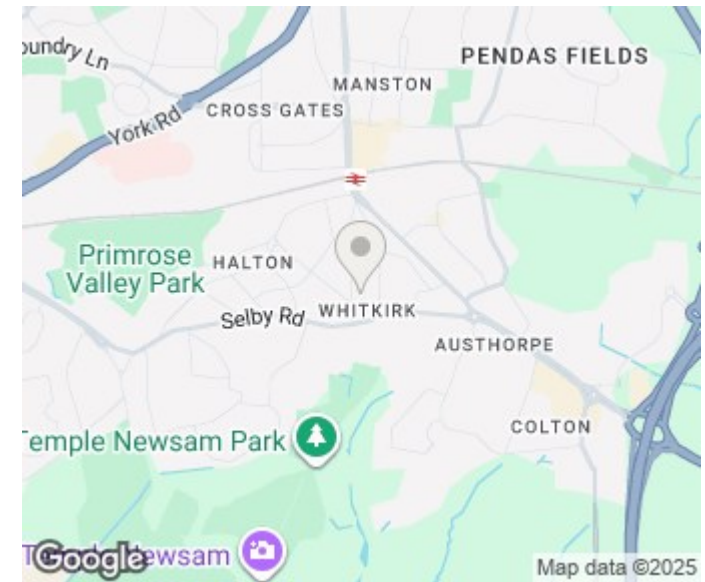
## 32A KNIGHTSWAY





**Approx. Gross Internal Floor Area 1171 sq. ft / 108.78 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**

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