



## 7 RICHMOND TERRACE

LEEDS, LS20 8BP

£550,000  
FREEHOLD

This expansive home had been newly renovated and is offered with no onward chain... featuring a bespoke kitchen, Smart Loxone technology and in excess of 2000 sqft. Call Monroe to arrange your viewing.

MONROE

SELLERS OF THE FINEST HOMES

## 7 RICHMOND TERRACE

- Brand new fully refurbished CHAIN FREE
- Smart Loxone technology powered home
- 5 Double bedrooms
- 2 x En suite bedrooms
- Stylish bathrooms
- Unique kitchens with quartz worktops
- Integrated appliances
- Off street parking spaces
- Enclosed gardens
- Close to the train station



**\*\*Last terrace remaining!\*\***

Nestled in the heart of a vibrant community, this exceptional five-bedroom terrace house is not just a home; it's a testament to modern living. Perfectly positioned near the train station, eclectic shops, lively bars, and the local cricket pitch, this residence offers a lifestyle that effortlessly merges urban convenience with suburban tranquillity.

As you step through the door, be greeted by the enchanting blend of modern luxury and timeless charm. The open and spacious living areas, illuminated by the subtle glow of smart-controlled lighting, invite you to unwind and make cherished memories.

This home is a haven of smart living, powered by the cutting-edge Loxone system. Imagine effortlessly adjusting the lighting to match your mood, securing your home with a touch, and immersing each room in your favourite tunes—all at the tip of your fingers.

Venture down to the expansive basement, a dynamic space for your every whim. Whether it transforms into an occasional retreat, a private cinema for movie nights, a fitness haven, or a playroom for the little ones, this space could be adapted to suit your lifestyle.

The five generously sized bedrooms are not just places to rest; they are sanctuaries of comfort seamlessly

integrated with the latest smart technology. Wake up to personalized lighting, and step into en-suite bathrooms where the ambiance adjusts to your preferences.

The heart of the home, the kitchen, is a masterpiece of design and technology. Imagine cooking in a space where smart appliances anticipate your needs, and ambient lighting sets the perfect culinary mood. The quartz worktops add a touch of elegance to your everyday moments. Separately the ground floor also provides a WC and formal living room.

Your arrival is met with convenience as dedicated parking spaces effortlessly welcome you home. No need to worry about the hustle for parking; your haven is always ready to embrace you.

Step into the secure rear garden, an outdoor retreat bathed in sun. Whether hosting a soirée under the stars or simply unwinding, the garden becomes an extension of your smart home—a space tailored to your desires.

This is more than a house; it's a narrative of modern living. From the enchanting living spaces to the versatile basement oasis, each corner tells a story of comfort, luxury, and the seamless integration of smart technology. Your lifestyle is not just accommodated here; it's celebrated. Embrace the convenience, relish in the luxury, and make every moment uniquely yours in this exceptional smart haven.

## REASONS TO BUY

- CHAIN FREE
- High specification
- Spacious living
- Smart technology
- Private parking
- Garden
- 2 En suites

## ENVIRONS

Every day becomes an adventure with the train station just a stone's throw away, connecting you to the pulse of Leeds city. Meanwhile, the nearby shops, bars, and the local cricket pitch become extensions of your living space, offering both convenience and community spirit.

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

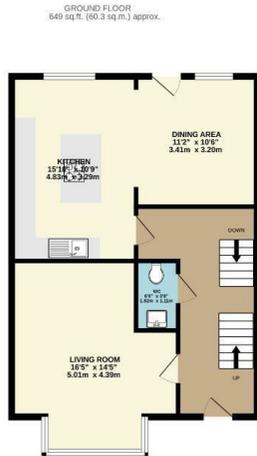
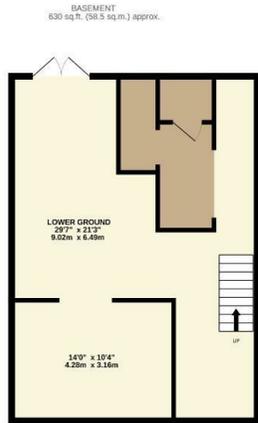
## TENURE

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

To find out further information or arrange a viewing on this superb new home, call Monroe.

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TOTAL FLOOR AREA : 2484 sq.ft. (230.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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