



7 MOSEDALE DRIVE
LEEDS, LS14 1FT

£750,000
FREEHOLD

Are you seeking an exquisite, detached property, perfectly poised for immediate move-in?

MONROE

SELLERS OF THE FINEST HOMES

7 MOSEDALE DRIVE

- Show Home Standard Detached Family Home • Five Bedrooms • Three Bathrooms • Open Plan Living • Formal Living Room • Parking • Double Garage • Landscaped Rear Garden • Close To Amenities • Excellent Travel Links



This stunning CHAIN FREE detached family residence is finished to Show Home standards, and is located in a popular development near Thorner. It features stylish, contemporary interiors, and spans a generous 258Sqft. It includes a driveway, a double garage, and a beautifully landscaped garden with a stone patio and pergola.

As you enter, you are greeted by an inviting hallway leading to a wonderful formal living room, complete with bespoke lighting and a media wall, as well as a convenient downstairs WC. One of the standout features of this remarkable home is the modern open-plan kitchen, living, and dining area. It boasts a bespoke fitted kitchen with Neff appliances, a breakfast bar, and French doors that open to the patio and garden.

On the first floor, the principal bedroom includes fitted wardrobes and a modern, fully tiled En Suite bathroom. There are four additional double bedrooms, two of which have fitted wardrobes, and one features its own En Suite bathroom. A contemporary, fully tiled family bathroom completes this level.

Externally, the property offers a driveway for off-street parking and a detached garage. The rear garden features a stone terrace and beautifully landscaped lawn, perfect for outdoor enjoyment.

ENVIRONS

Mosedale Drive is located in a popular development on the east side of Leeds near Thorner. This convenient location is just a few minutes away from the M1 and A1 motorways, and it offers great local connectivity through the new East Leeds Orbital Road. Additionally, there are several local attractions nearby, including Temple Newsam House, a variety of schools for all age groups, local parks, and an excellent selection of shopping and dining options, including The Springs at Thorpe Park.

REASONS TO BUY

- Immaculately Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- Five Double Bedrooms
- Two En Suite and a House Bathroom
- Detached Double Garage & Driveway
- Gorgeous Landscaped Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

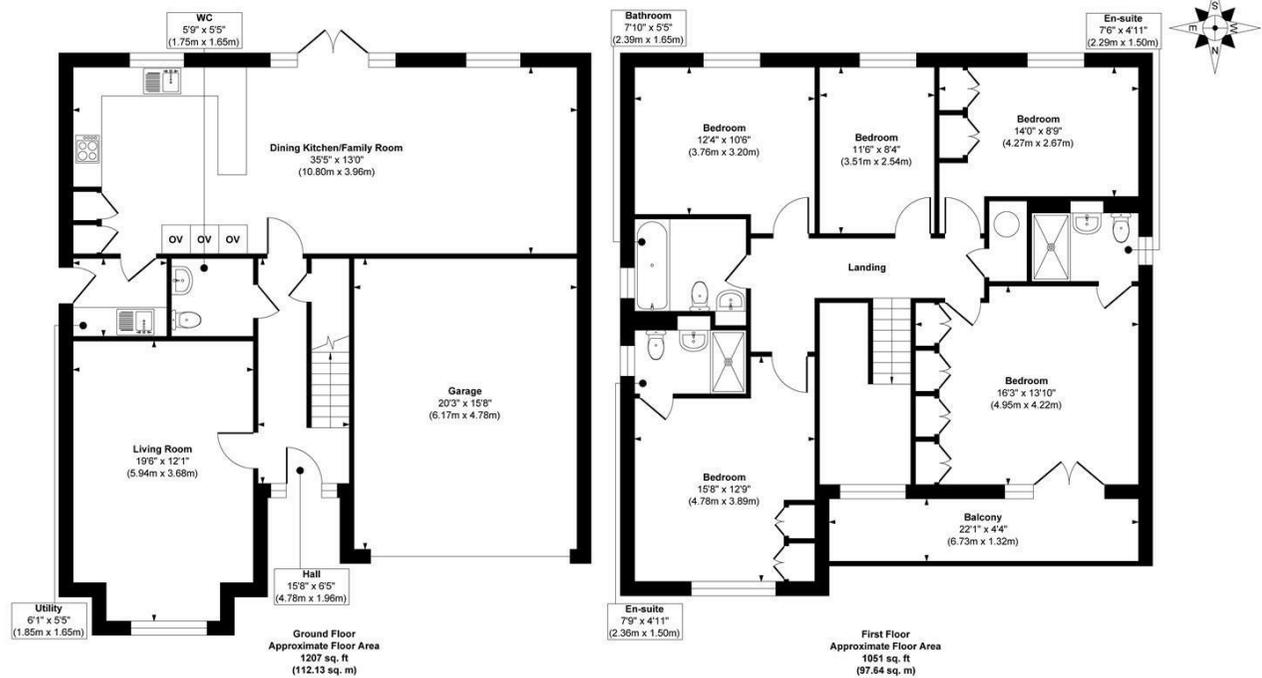
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 2258 sq. ft / 209.77 sq. m
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) A		95	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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