





27 SOUTHLANDS DRIVE

LEEDS, LS17 5NZ

£475,000

FREEHOLD

Monroe is thrilled to present this generously proportioned three-bedroom semi-detached home offers over 1,160 sq ft of well-planned accommodation arranged across two floors, making it an ideal purchase for families, professionals, or those seeking spacious living accommodation in a highly desirable residential location.

MONROE

SELLERS OF THE FINEST HOMES

27 SOUTHLANDS DRIVE

• Popular residential location • Spacious three-bedroom semi-detached home • Excellent family home • Scope to modernise and add value • Well-proportioned kitchen • Great investment property • Large principal bedroom





Upon entering the property, you are welcomed into a bright and inviting entrance hall which provides access to the principal reception rooms. To the front of the home, the spacious sitting room benefits from excellent natural light, creating a comfortable space for everyday family living and relaxation. The adjoining dining roomoffers ample space for formal dining and entertaining, with a versatile layout suitable for family meals. The kitchen is conveniently positioned to the rear of the property and is well-proportioned, providing a practical workspace with potential for modernisation and personalisation to suit individual tastes.

The first floor comprises three well-sized bedrooms and the family bathroom. The impressive principal bedroom extends to approximately 16'4" x 12'0", offering a generous double bedroom with ample space for wardrobes and additional furniture. Bedroom two is another excellent double room, while bedroom three provides a comfortable single bedroom, home office, or nursery. The family bathroom serves all three bedrooms and completes the first-floor accommodation.

Externally, the property boasts excellent kerb appeal, with an attractive frontage that creates a welcoming first impression. To the rear, the property benefits from a generously sized garden, featuring a substantial lawn that provides ample space for outdoor entertaining, family activities, and relaxation. The outdoor space offers great versatility and is ideal for those looking to enjoy gardening, al fresco dining, or simply making the most of the peaceful surroundings.

REASONS TO BUY

- Spacious three-bedroom semi-detached home
- Well-proportioned kitchen
- Large principal bedroom
- Approx. 1,161 sq ft of accommodation
- Excellent family home
- Popular residential location
- Scope to modernise and add value
- Great investment property

ENVIRONS

This home is situated in Moortown, and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting, but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city

centre and Ring Road.

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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

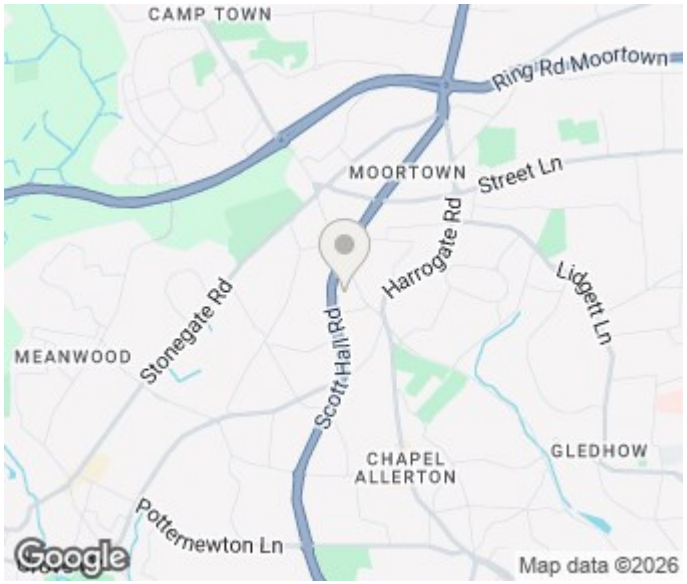
Local Authority – Leeds City Centre

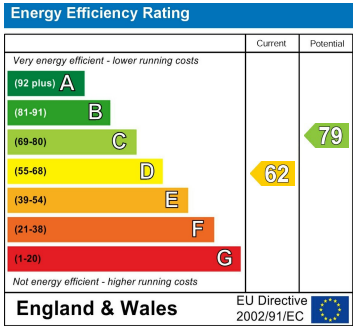
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1161.00 sq ft

Tenure – Freehold





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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