MONROE

SELLERS OF THE FINEST HOMES



9 BENTLEY SQUARE
LEEDS

£245,000
FREEHOLD

Beautifully presented and ready to move into, this stylish two-bedroom semi-detached home in sought-after Oulton offers far more than meets the eye. From underfloor heating to clever storage solutions, every detail has been thoughtfully considered to create a comfortable, modern home.





• Immaculate Recently Refurbished Home • Sought After Location • Open Plan Living Area • Modern Kitchen with Separate Utility • Underfloor Heating Downstairs & In Bathroom • Two Good Sized Bedrooms • Sleek Bathroom Design • Close to Motorway & Transport Links

OPEN MORNING – SATURDAY 14TH NOVEMBER
Saturday 14th November

Spaces are limited, so book today to reserve your viewing slot!

Situated in the popular residential area of Oulton, this beautifully presented two-bedroom semi-detached home has been refurbished to a high standard and is maintained in excellent condition throughout. Combining stylish, contemporary interiors with a practical and well-designed layout, the property would make an ideal purchase for first-time buyers, professional couples or those looking to downsize.

The ground floor offers a welcoming living space alongside a modern kitchen, separate utility room and dedicated storage room, providing excellent practicality for day-to-day living. Underfloor heating extends throughout the ground floor, adding an extra level of comfort and enhancing the property's contemporary appeal.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, which also benefits from underfloor heating. A further feature is the cleverly converted walk-in wardrobe, created from an existing storage cupboard to maximise the available space and provide valuable additional storage.

Presented in excellent condition throughout, this attractive home is ready to move into and offers a combination of modern comfort, thoughtful storage solutions and a convenient residential location.

REASONS TO BUY

Beautifully presented throughout – Refurbished to a high standard, with stylish interiors and excellent overall condition.
Two well-proportioned bedrooms – Offering flexible accommodation for couples, small households or those requiring a home office.
Underfloor heating – Installed throughout the ground floor and family bathroom for added comfort.
Walk-in wardrobe – A useful and cleverly created feature, making the most of the available upstairs storage space.
Separate utility room – Providing additional functionality and keeping everyday household tasks separate from the main kitchen.
Dedicated storage room – Offering valuable additional space to help maintain a tidy and clutter-free home.
Popular Oulton location – Conveniently positioned for local amenities, restaurants, schools and leisure facilities.
Excellent transport links – Within easy reach of the M1 and M62 motorway networks, with Woodlesford railway station providing connections to Leeds and destinations beyond.

ENVIRONS

Oulton is a well-regarded residential area to the south-east of Leeds, popular with buyers seeking a balance of established residential surroundings, local amenities and convenient transport connections to Leeds city centre and the wider region.

The nearby areas of Oulton and Woodlesford provide a range of everyday amenities, including local shops, cafés and places to eat. Popular local venues include Zoya, an Indian restaurant, and The New Mason Arms, a traditional pub and restaurant. Oulton Hall Hotel, Spa & Golf Resort is also nearby, offering a range of leisure, dining and golfing facilities.





• Perfect for First Time Buyers • OPEN MORNING – SATURDAY 14TH NOVEMBER Saturday 14th November Spaces are limited, so book today to reserve your viewing slot!

Families are well served by local schooling, including Oulton Primary School and Oulton Academy, with further educational options available in neighbouring Woodlesford and Rothwell.

For commuters, Woodlesford railway station offers rail services towards Leeds and other destinations across West Yorkshire and South Yorkshire. The M1 and M62 motorway networks are also conveniently accessible, providing road connections towards Leeds, Wakefield and beyond.

Combining a high standard of presentation, practical additional storage and a desirable residential setting, this property represents an excellent opportunity for buyers seeking a well-maintained home that is ready to move straight into.



TENURE

We are advised that the property is freehold. Vacant possession will be granted upon completion.



LOCAL AUTHORITY

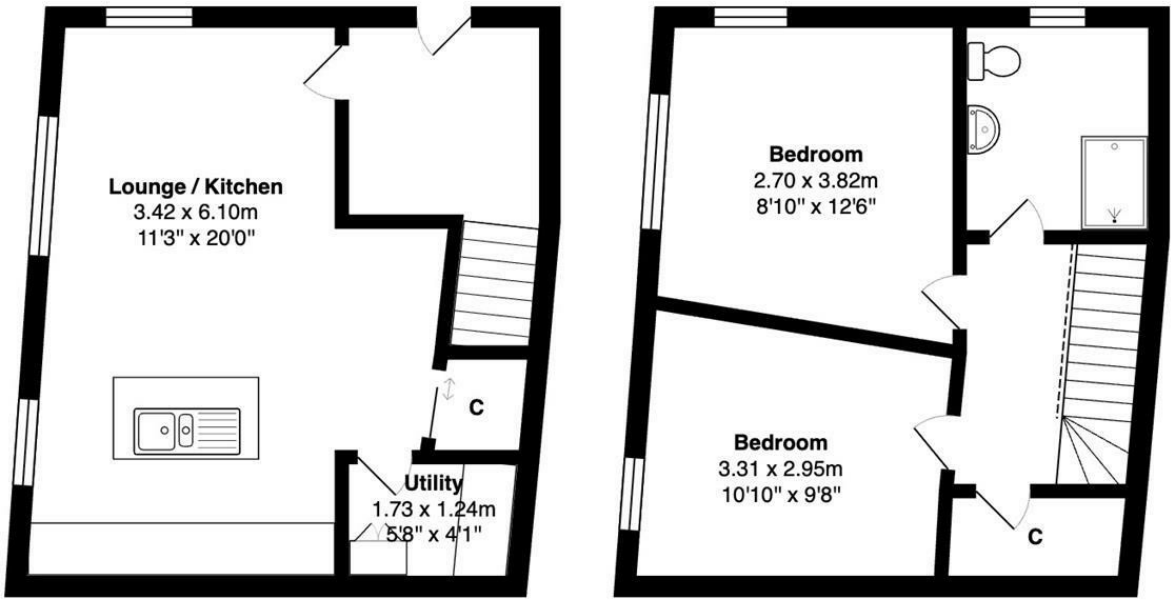
Leeds City Council.

Early viewing is highly recommended to fully appreciate the quality, layout and features of this attractive home.

For further information or to arrange a viewing, please contact the Monroe City Centre Office today!





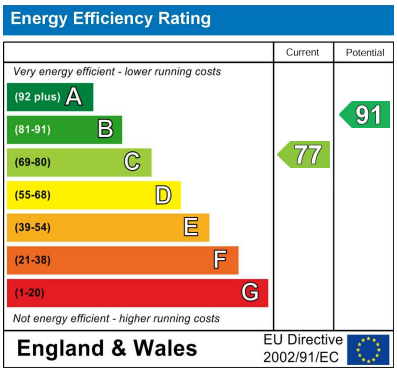


Ground Floor **First Floor**

Total Area: 65.5 m² ... 705 ft²

All measurements are approximate and for display purposes only





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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