15 PEONY RISE

LEEDS, LS14 6WL

£475,000

FREEHOLD

An exquisite modern property, free from any chain, boasting a delightful south-facing garden that invites sunlight and serenity into your home.

MONROE

SELLERS OF THE FINEST HOMES

15 PEONY RISE

• Detached • Modern Throughout • Spacious & Light • Five Bedrooms • Study • Utility • South Facing Gardens • Driveway • Excellent Travel Links

This stunning chain-free, detached family residence is finished to show-home standards and is situated within a highly popular development in Seacroft. Offering stylish, contemporary interiors and an impressive 2155 Sqft of living space, the home also benefits from a driveway, double garage, and a beautifully landscaped south-facing garden with a patio and pergola.

Upon entering, you are welcomed by an inviting hallway that leads to a versatile study/bedroom, a downstairs WC, a spacious kitchen-diner, and a useful utility room.

The first floor features a formal and generously sized living room, two double bedrooms, and a modern house bathroom.

The second floor is dedicated to the luxurious primary suite, complete with a dressing area and en-suite, along with two additional well-proportioned bedrooms.

Externally, the property boasts off-street parking via a private driveway and a detached garage. The rear garden offers a beautifully landscaped lawn, a patio ideal for entertaining, and a charming pergola—perfect for enjoying sunny days outdoors.

ENVIRONS

15 Peony Rise is located in the popular Seacroft area of Leeds, approximately 4 miles east of the city centre. From Leeds, follow the A64 (York Road) towards Seacroft, turning onto Ramshead Hill and then following local signs to Peony Rise.

The property is well placed for local amenities, schools and transport links. Regular bus services provide easy access to the city centre, while Leeds Railway Station offers mainline connections to York, Manchester and London.

REASONS TO BUY

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

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

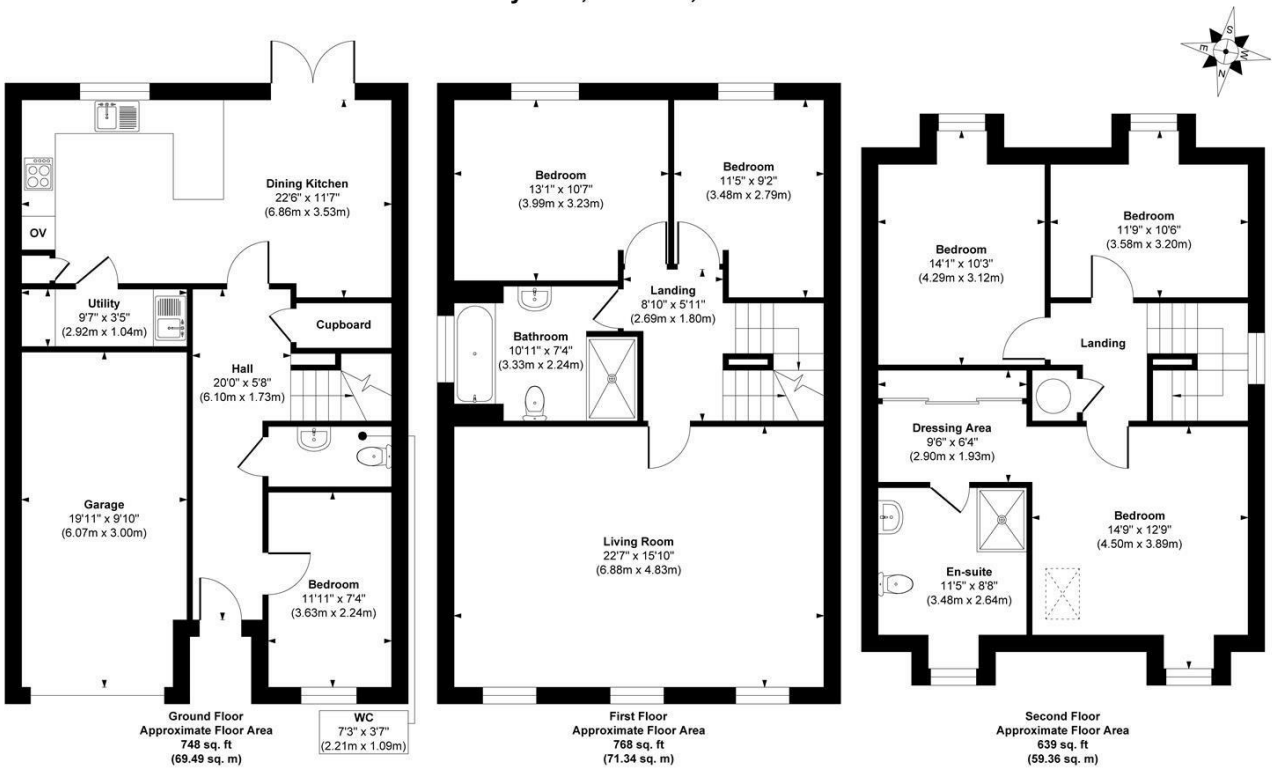
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

15 PEONY RISE

Peony Rise, Seacroft, LS14 6WL



Approx. Gross Internal Floor Area 2155 sq. ft / 200.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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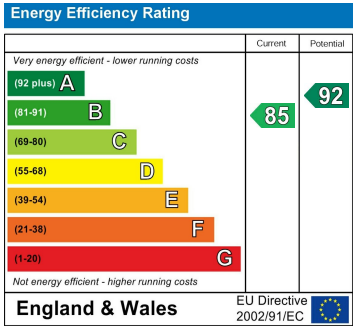

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants 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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