





MERTON CLOSE

LEEDS, LS25 7NR

£440,000

FREEHOLD

An Impressive Four-Bedroom Family Home with a South-Facing Garden

An attractive four-bedroom family home offering well-proportioned accommodation, a spacious kitchen/diner, a separate living room and a desirable south-facing garden. Arranged across two floors, the property further benefits from a principal bedroom with en-suite facilities, a separate family bathroom, a dedicated utility room and a ground-floor W.C., combining considered design with the practical comforts of modern family living.

MONROE

SELLERS OF THE FINEST HOMES

MERTON CLOSE

• Four Well-Proportioned Bedrooms • Principal Bedroom with En-Suite • South-Facing Garden • Spacious Kitchen/Diner • Separate Living Room • Dedicated Utility Room • Ground-Floor W.C • Separate Family Bathroom • Well-Considered Two-Storey Layout • Excellent Family Appeal





Offering a considered blend of space, comfort and practicality, this attractive four-bedroom home presents an excellent opportunity for buyers seeking well-appointed accommodation suited to contemporary family living. Arranged across two floors, the property combines generous bedroom accommodation with inviting reception space and a desirable south-facing garden, creating a home with broad appeal.

The ground floor is thoughtfully arranged around a spacious kitchen/diner, providing a natural focal point for everyday living and entertaining. With dedicated space for both cooking and dining, this welcoming environment lends itself equally well to relaxed family meals and gatherings with friends. A separate utility room offers valuable additional practicality, while a discreetly positioned ground-floor W.C. enhances the functionality of the layout.

Complementing the kitchen/diner is a separate living room, offering an inviting retreat in which to unwind. Distinct from the principal dining space, this reception room provides an elegant balance to the ground-floor accommodation, allowing everyday family life and entertaining to sit comfortably alongside one another. The entrance hall provides a natural connection between the principal areas, contributing to the property's well-considered arrangement.

The first floor reveals four bedrooms, including a principal bedroom benefitting from its own en-suite facilities. The remaining bedrooms are served by a separate family bathroom, creating a practical arrangement for both family members and visiting guests. With the sleeping accommodation thoughtfully positioned away from the principal living areas, the upper floor provides a comfortable setting in which to retreat at the end of the day.

Externally, the property enjoys a south-facing garden, a particularly appealing feature offering excellent potential for outdoor enjoyment. Whether hosting summer gatherings, dining alfresco or simply making the most of the sunshine, this outdoor space provides a welcome complement to the interior accommodation.

Bringing together four bedrooms, a principal en-suite, a separate family bathroom, a spacious kitchen/diner, an additional reception room and useful household amenities, this appealing home offers a compelling combination of considered design and everyday comfort. The addition of a south-facing garden further enhances its appeal, making it a wonderful prospect for buyers seeking a well-rounded family home.

REASONS TO BUY

• Four Well-Proportioned Bedrooms – Generous accommodation suited to modern family living.

• Principal Bedroom with En-Suite – A private retreat with the convenience of its own bathroom facilities.

• South-Facing Garden – A desirable outdoor space for enjoying the sunshine and entertaining throughout the warmer months.
• Spacious Kitchen/Diner – A sociable centrepiece with room for cooking, dining and gathering.
• Separate Living Room – An inviting reception space for relaxation and entertaining.
• Dedicated Utility Room – Valuable additional space for everyday household tasks.
• Ground-Floor W.C. – Conveniently positioned facilities for residents and visitors.
• Separate Family Bathroom – Practical bathroom accommodation serving the additional bedrooms.
• Well-Considered Two-Storey Layout – A natural separation between the principal living areas and bedroom accommodation.
• Excellent Family Appeal – A desirable combination of generous accommodation, practical amenities and a south-facing garden.

ENVIRONS

Kippax is a popular residential village in the LS25 area of Leeds, offering an appealing balance of village charm, everyday convenience and excellent connectivity. With a range of local shops, cafés, pubs and essential amenities, the village provides a welcoming community atmosphere, while nearby schools and leisure facilities make it an attractive choice for families. Well placed for access to Garforth, Rothwell and central Leeds, Kippax also benefits from convenient road links towards the A1(M) and M1, making it well suited to commuters. Surrounded by attractive countryside and open green spaces, the area offers opportunities to enjoy outdoor walks and the tranquillity of village life, while remaining within easy reach of the wider amenities of West Yorkshire.

SERVICES

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

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
Viewings by appointments only.
Please note some images may contain CGI

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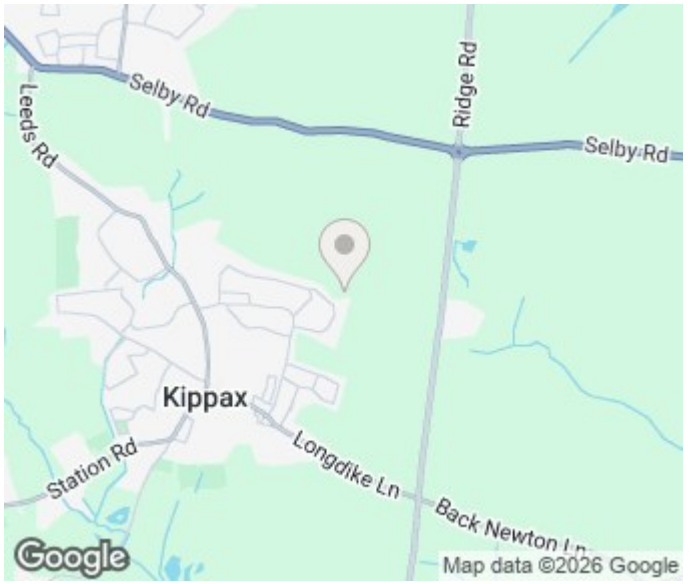


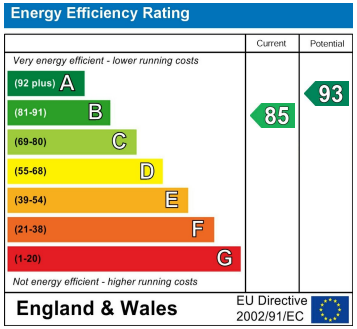






Ground Floor First Floor





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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

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