

MONROE

SELLERS OF THE FINEST HOMES



3 CHURCH GARDENS BRADFORD

£850,000
FREEHOLD

Exceptional four-bedroom executive detached home set within an exclusive gated cul-de-sac, featuring a stunning open-plan living kitchen, underfloor heating, double garage and beautifully landscaped gardens.



- 4-Bedroom Immaculately Presented Detached Family Home • No Onward Chain • Gated Development • Sun Room Featuring Bi-folding Doors

An exceptional executive detached residence set within an exclusive private gated cul-de-sac on the outskirts of Leeds.

Occupying a prestigious position within this highly sought-after development on Church Gardens, this outstanding four double bedroom detached home has been thoughtfully designed to an exceptional standard, offering luxurious family accommodation extending over three floors. Combining high-quality finishes with contemporary living spaces, this impressive property is ideal for growing families and those who enjoy entertaining.

The home enjoys excellent commuter links, with convenient access to the M621 and M62 motorways. The surrounding area offers an excellent selection of amenities including championship golf courses, restaurants, cinemas, Marks & Spencer and a range of highly regarded schools for all ages.

The property is approached through a private gated entrance and benefits from a double driveway leading to an integral double garage, while the rear enjoys a beautifully landscaped garden with an extensive decking area perfectly suited for outdoor entertaining.

Entrance Hall

A bright and welcoming central entrance hall provides access to the principal ground floor accommodation and immediately showcases the quality and finish found throughout the home.

Living Room

An elegant formal lounge offers a wonderful space to relax,

centred around a stunning feature fireplace incorporating a charming wood-burning stove. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

Study

Positioned to the front of the property, the dedicated study provides an ideal work-from-home space or home office.

Open Plan Living Kitchen & Sun Room

Undoubtedly the heart of the home, the beautifully appointed living kitchen has been designed with modern family life in mind. Offering an excellent range of contemporary cabinetry and generous worktop space integrated appliances, the kitchen flows seamlessly into an impressive sun room.

Featuring bi-folding doors that fully open across two elevations, this spectacular space effortlessly connects the indoors with the rear decking and lawned garden beyond, creating the perfect setting for entertaining, family dining or enjoying the warmer months.

Utility Room & Guest WC

Located just off the kitchen, the separate utility room provides additional storage and space for laundry appliances whilst giving access to the guest WC and the integral double garage.

NB: The entire ground floor benefits from underfloor heating, with individual thermostatic controls throughout.



- Excellent local schools nearby • Three Bathrooms & Guest Cloakroom • Integral Double Garage • Four Double Bedrooms • AEG Integrated Appliances • EV Charger

First Floor

The spacious first floor landing provides access to three generous double bedrooms, including the impressive principal suite. The main bedroom features a dedicated dressing area and luxurious en-suite shower room complete with underfloor heating. Two further well-proportioned double bedrooms are served by the contemporary family bathroom, also benefiting from underfloor heating and finished to an excellent specification.

Second Floor Guest Suite

Occupying the entire top floor is a substantial fourth double bedroom complete with its own en-suite bathroom featuring underfloor heating. This versatile space would make an ideal teenager's retreat, guest suite or private principal bedroom.

REASONS TO BUY

Executive detached family home within an exclusive gated cul-de-sac

Four generous double bedrooms arranged over three floors

Three bathrooms including two en-suites

Stunning open plan living kitchen with impressive sun room

Bi-folding doors opening onto landscaped rear garden and decking

Formal lounge with feature fireplace and wood-burning stove

Separate home office/study

Ground floor underfloor heating with individual thermostatic controls

Utility room, guest WC and integral double garage

Excellent commuter links to Leeds, the M621 and M62 motorway networks

Close to excellent schools, golf courses, restaurants and local

amenities

ENVIRONS

Situated on the outskirts of Leeds within a highly desirable residential location, this exclusive development offers an exceptional lifestyle for families and professionals alike. Ideally positioned for access to Drighlington, Birstall, Morley and Leeds, residents benefit from a superb range of local amenities including Birstall Retail Park with its excellent selection of shops, restaurants and leisure facilities, as well as golf courses, cinemas and Marks & Spencer. Excellent transport connections are available via the M621 and M62 motorway networks, providing convenient access to Leeds and the wider West Yorkshire region.

Families are well catered for with a number of highly regarded schools nearby, including Drighlington Primary School, Fieldhead Primary Academy, Bruntcliffe Academy and The Morley Academy, further enhancing the appeal of this sought-after location.

LOCAL AUTHORITY

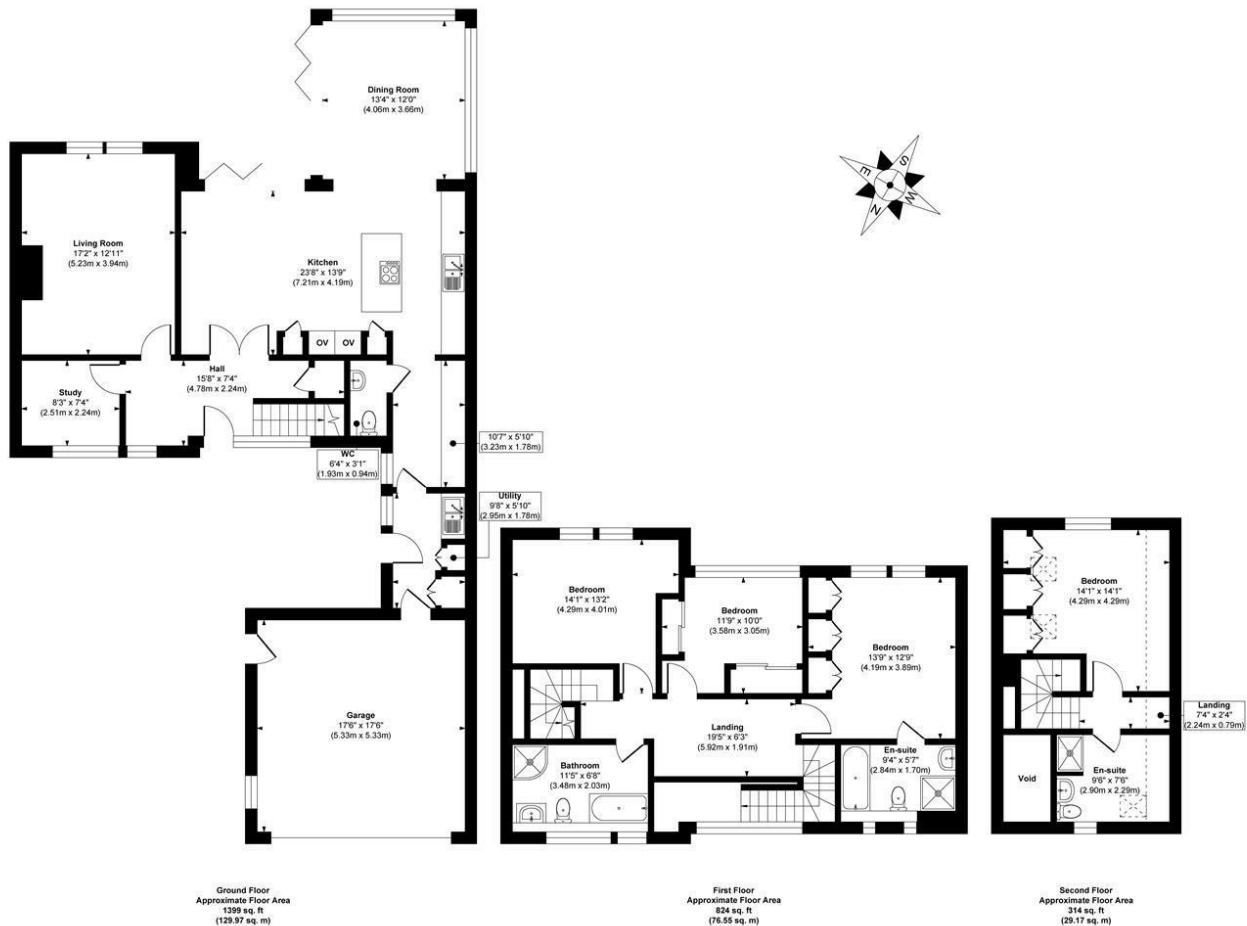
Leeds City Council

TENURE

We are advised that the property is Freehold and is offered for sale with vacant possession.

Don't miss your opportunity to view this exceptional executive family home – call Monroe today!





Approx. Gross Internal Floor Area 2537 sq. ft / 235.69 sq. m

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

Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES