



**33 CONGREVE WAY  
LEEDS, LS17 9BG**

**£825,000  
FREEHOLD**

This stunning four-bedroom detached home has been completely refurbished by the current owners and offers spacious and stylish accommodation throughout!

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## 33 CONGREVE WAY

- Stunning Detached Family Home • Four Double Bedrooms • House Bathroom and En Suite • Show-Stopper Living Kitchen Diner • Modern and Stylish Throughout • East-Facing Garden • Off-Street Parking and Single Garage • Highly Sought-After Location • Excellent School Catchment Location



Discover an exquisite detached four-bedroom family home nestled in the highly desirable village of Bardsey.

As you step inside, you are welcomed by a bright and inviting entrance hallway that leads into a breathtaking open-plan living, kitchen and dining area.

The recently renovated luxury kitchen features a stunning dining island, elegant granite worktops, dual sinks, top-of-the-line integrated Neff appliances, and magnificent bi-folding doors that open onto the sun-drenched east-facing garden. This delightful kitchen space seamlessly flows into a cosy living area, enhanced by a charming log-burning stove, creating the perfect ambience for gatherings.

A few steps down reveal a sophisticated formal lounge, also adorned with a log-burning stove for those chilly evenings. This level also offers a versatile second reception room, providing access to the garden currently utilised as a playroom but ideal for a snug or home office. Additionally, the ground floor features a practical utility room and a convenient WC.

Ascend to the upper floor where you will find a truly splendid primary bedroom that boasts a luxurious dressing area complete with fitted wardrobes and a chic dressing table, along with a lavish en-suite equipped with both a sumptuous bath and an invigorating separate shower. There are three additional double

bedrooms and a modern family bathroom, ensuring ample space for everyone.

Step outside to experience the beautifully landscaped east-facing garden, showcasing an Indian stone terrace and lush lawn perfect for both relaxation and entertaining! The front of the property features an elegant block-paved driveway that provides a generous area for parking alongside a single garage.

This home epitomises comfort and elegance, offering a truly enchanting lifestyle.

### REASONS TO BUY

- Stunning Detached Family Home
- Four double bedrooms
- Principal Bedroom with a Dressing Area and En Suite
- House bathroom and En Suite
- Show-Stopper Living kitchen diner
- Modern and stylish throughout
- East-facing garden with an Indian stone terrace
- Highly sought-after location
- Excellent school catchment location

### ENVIRONS

The property is situated in the historic village of Bardsey, which was mentioned in the Domesday Survey of 1086. Bardsey features an excellent primary school, a

parish church, a village tennis club, and the long-established Bingley Arms Public House. The property also provides convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city centre. The nearby village of Collingham offers a good range of amenities, and the popular market town of Wetherby is also easily accessible.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

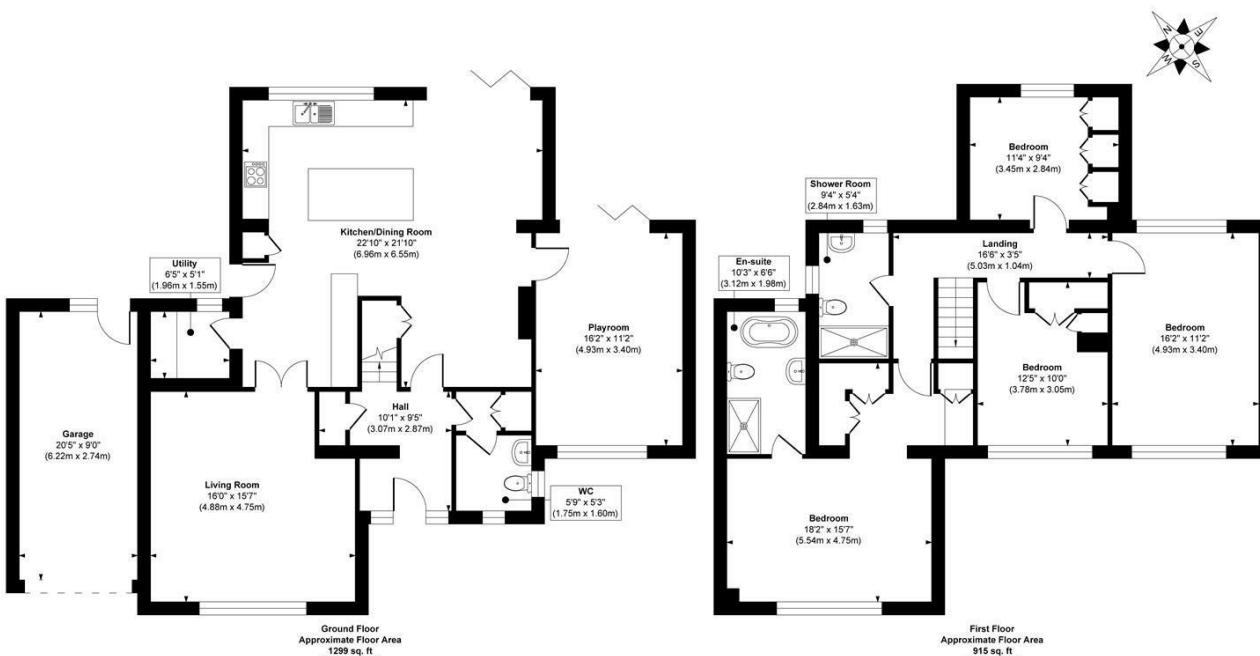
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

## 33 CONGREVE WAY





Approx. Gross Internal Floor Area 2214 sq. ft / 205.68 sq. m

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	52
(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

Boston Spa Sales  
181a, High Street Boston Spa  
Wetherby  
LS23 6AA

01937 534755  
bostonspa@monroeestateagents.com  
www.monroeestateagents.com

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