



14 LAUREL HILL WAY  
LEEDS, LS15 9EW

£550,000  
FREEHOLD

With its spacious layout and prime location, it presents a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

MONROE

SELLERS OF THE FINEST HOMES

## 14 LAUREL HILL WAY

- Detached House • Beautiful Finishes • Built-In Bar- Perfect for Entertaining • Four Bedrooms, Three Bathrooms • South Facing Garden • 1692 Sqft • Lounge With Media Wall • Open Plan Kitchen • Excellent Location • Travel Links



Monroe is delighted to present this stunning four-bedroom home, finished to an exceptional standard and ideally suited to modern living. Perfect for entertaining and well suited to city professionals and young couples alike, this impressive property offers bright, stylish spaces, a partially converted garage, and a desirable south-facing garden. Extending to approximately 1,692 sq ft, the home provides a luxurious yet welcoming environment throughout.

Upon entering, a welcoming hallway leads to the lounge, featuring a bespoke media wall which is ideal for relaxing evenings. The heart of the home is the expansive open-plan kitchen, dining, and living area, flooded with natural light and thoughtfully designed for both everyday living and social gatherings. The contemporary kitchen is fitted with high-quality Neff and AEG appliances, a built-in hot tap, and a central island with seating, making it perfect for hosting. This space flows seamlessly into a built-in bar and opens via patio doors onto the beautifully landscaped south-facing garden, creating an excellent indoor-outdoor entertaining space.

Additional ground floor features include a utility room and guest WC, while part of the garage has been converted into a practical home study, ideal for remote working.

Upstairs, the property continues to impress with four

well-proportioned bedrooms. The principal suite offers a luxurious retreat, complete with a sleek modern en suite and a stylish dressing area with fitted wardrobes. The room also benefits from a view of Temple Newsam. The property also offers a second en suite bedroom and a separate contemporary shower room.

Externally, the south-facing rear garden is easily maintained and arranged over two levels, featuring an attractive patio area and a lawn bordered by mature shrubs. This private outdoor space is perfectly designed for entertaining friends, alfresco dining, or simply unwinding after a busy day in the city.

Contact Monroe today to book your viewing of this stunning property!

### ENVIRONS

Situated in a highly convenient and popular area east of Leeds, this location boasts a variety of local attractions and amenities. Temple Newsam House is just a short distance away, accompanied by its beautiful grounds and golf course. There are several schools for children of all ages, local parks, and excellent shopping facilities. The Springs at Thorpe Park features a diverse selection of restaurants and a cinema.

Halton and Colton, you'll find numerous restaurants, pubs, microbars, and accommodation options for overnight stays. For commuters, there is excellent

vehicular access to the A63, A58, A64, and A1/M1 links.

Strictly through the selling agent - Monroe Estate Agents.

#### REASONS TO BUY

- Detached Family Home
- High Spec Throughout
- Superb amenities nearby
- Four Bedrooms
- South Facing Garden
- Converted Garage
- Built in Bar

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

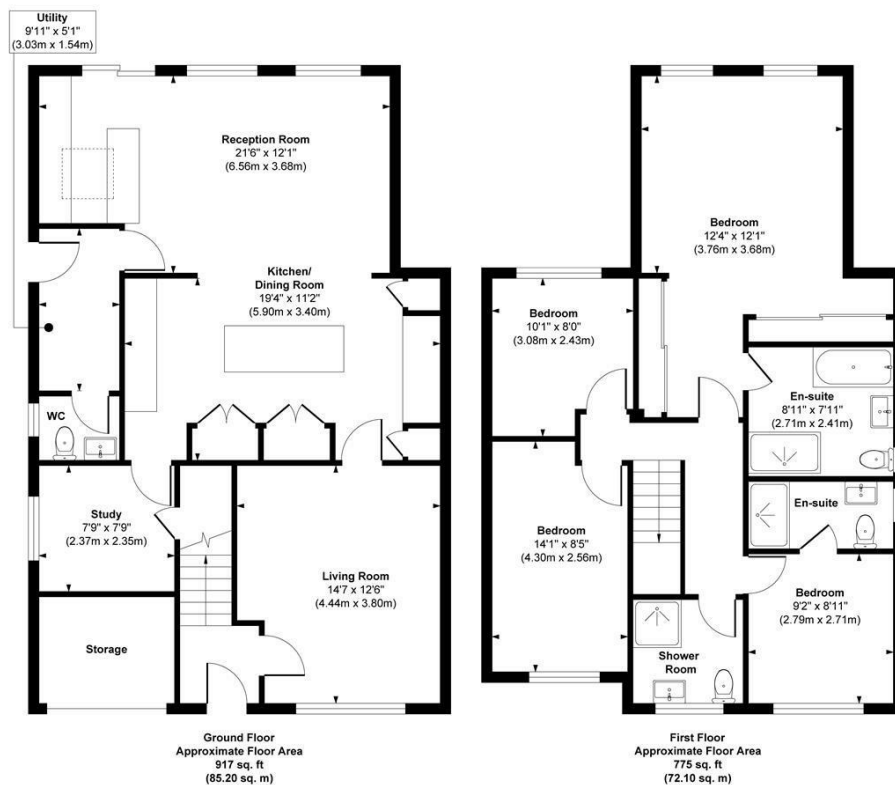
#### TENURE

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

#### VIEWING ARRANGEMENTS

## 14 LAUREL HILL WAY





**Approx. Gross Internal Floor Area 1692 sq. ft / 157.30 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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