



8 KING DRIVE  
LEEDS, LS17 7AP

£400,000  
FREEHOLD

Do you want to own a perfectly maintained property in Alwoodley? Call to book your viewing.

MONROE

SELLERS OF THE FINEST HOMES

## 8 KING DRIVE

- Semi Detached Family home
- Four bedrooms
- Two Modern Bathrooms
- 1601 Sqft
- In the Heart of Alwoodley
- Excellent Travel Links
- Countryside Walks
- North Leeds Location
- Well Regarded Schools
- Travel Link Leeds & Harrogate



Monroe is thrilled to present this beautiful four-bedroom family home, located in one of the most desirable areas of the city. The property has been meticulously maintained throughout. With easy access to a diverse range of local amenities, excellent transport links, and stunning countryside trails, the location is perfect for families looking to enjoy a peaceful lifestyle.

Upon entering the property, you'll immediately be greeted by a spacious hallway that leads to a formal living room and a fully equipped breakfast kitchen with a kitchen island. You'll love the easy access to the dining room, making it the perfect place for entertaining guests or enjoying meals with family.

The property's first floor comprises three spacious bedrooms, a sophisticated study, and a stylish bathroom. On the second floor, there is a principal bedroom with fitted storage and a modern en suite.

The property boasts a spacious driveway at the front and a lawned garden with a patio at the rear, perfect for entertaining guests.

### REASONS TO BUY

- In the Heart Of Alwoodley
- 1601 Sqft
- Four bedrooms

- Well regarded schools
- Private rear garden
- Driveway
- Garage

### ENVIRONS

The property is conveniently located with easy access to various local amenities such as Moortown Corner, Street Lane, and Chapel Allerton. There are plenty of restaurants nearby, including Amici's and the Lord Darcy pub. Moreover, the Eccup reservoir is easily accessible and adds to the beauty of the area. The location is well-connected to both Leeds and Harrogate, making it an ideal place to live. Families will find the property appealing because of its proximity to shops, Adel woods, and Eccup reservoir. Public transport links to Leeds city centre are frequent, and there are schools for all age groups in the vicinity. The area also offers leisure facilities such as golf courses and the David Lloyd leisure centre on the Ring Road. In addition, this property is well-positioned for Alwoodley, St Pauls, Moor Allerton, and Allerton High School.

### 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.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 1601.00 sq ft

**Tenure** – Freehold





Main House Gross internal floor area including eaves (approx.): 133.7 sq m (1,439 sq ft)  
 Garage Gross internal floor area (approx.): 15.1 sq m (162 sq ft)  
 Combined Gross internal floor area (approx.): 148.7 sq m (1,601 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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

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