

37 LONGWOOD CRESCENT

LEEDS, LS17 8SR

£325,000
FREEHOLD

Amazing family home, ready for immediate move-in, situated in an excellent area with outstanding schools.

MONROE

SELLERS OF THE FINEST HOMES

37 LONGWOOD CRESCENT

- Semi Detached Family Home
- Just Off Shadwell Lane
- Outstanding Schools In Catchment
- Three Bedrooms
- Contemporary Throughout
- Private Rear Garden With Astro Turf
- Driveway With Garage
- Fully Fitted Kitchen
- Travel Links are Plentiful
- Quiet Road with Amenities Close By



Monroe is excited to introduce this exceptional family home located just off Shadwell Lane. This property provides access to outstanding schools and scenic countryside walks. It features three bedrooms, modern and attractive living spaces, and a spacious private rear garden, making it the perfect home ready for you to move into.

You enter a spacious porchway leading to an open-plan living and dining room that is bright and inviting for the whole family. The modern kitchen features integrated Siemens and Hotpoint appliances, a tiled floor, plenty of storage, and a door to the rear private garden.

Upstairs, there are two double bedrooms, one with fitted furniture, and a spacious single bedroom. The house bathroom has a bath with a shower over it, storage, and is fully tiled.

Outside this family home, there is a front lawned garden and a long driveway with access to the single detached garage. The rear features a very generous private garden with a patio and astro turf.

Embrace this opportunity for a spacious, move-in-ready family home in a fantastic location, designed for families with top-notch schools and amenities in the highly sought-after North Leeds.

REASONS TO BUY

- Excellent School Catchment Location (State and Private)
- Beautifully Presented
- Three Bedrooms
- Open Plan Living
- 829 Sqft
- Private Rear Garden
- Driveway & Garage

ENVIRONS

This property is located just off Shadwell Lane in Alwoodley, a sought-after location in North Leeds. It's an ideal spot for families who want to take advantage of the many facilities in the area. The exclusive Alwoodley suburb provides easy access to several top golf courses, the David Lloyd Leisure Centre, The Grammar School at Leeds, Wigton Moor Primary School, and several OFSTED outstanding primary schools. In addition, Eccup Reservoir, The Dexter pub, Sainsbury's Local, Slaid Hill News, and excellent restaurants are all nearby, making it an excellent place to live. Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

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

Viewings by appointment only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

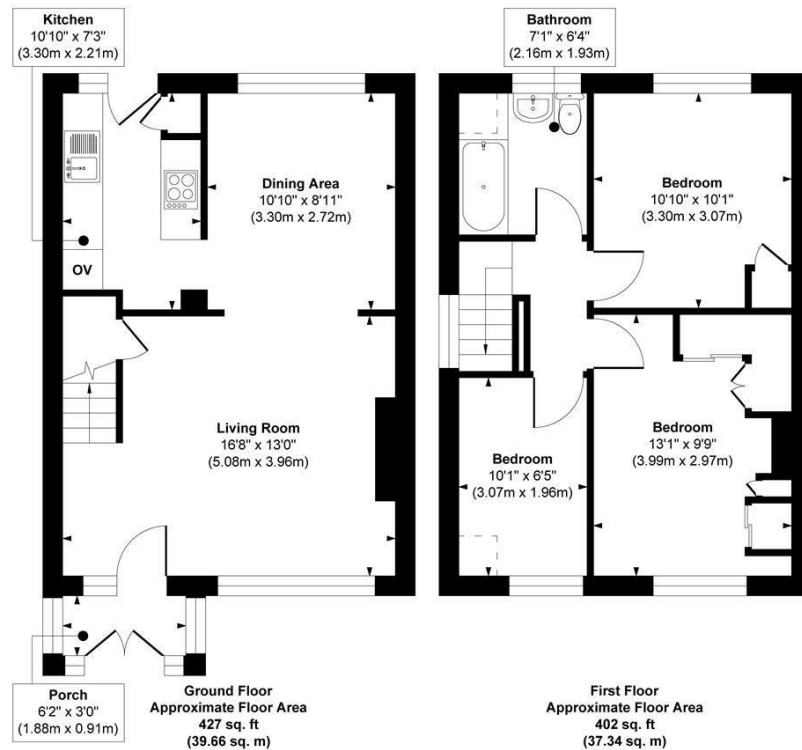
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 829.00 sq ft

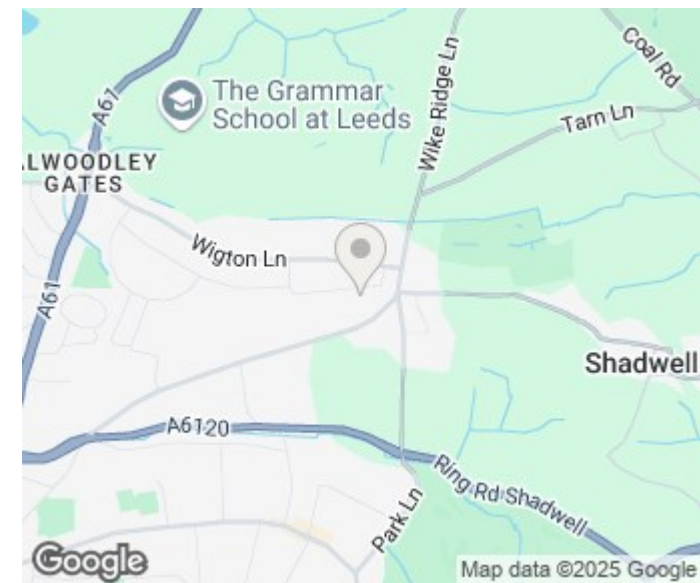
Tenure – Freehold






Approx. Gross Internal Floor Area 829 sq. ft / 77.00 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		86
(81-91) B		
(69-80) C		66
(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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