



190 ALWOODLEY LANE
LEEDS, LS17 7PF

£1,100,000
FREEHOLD

Monroe are delighted to offer to the market this stone built, four bedroom, detached home set in magnificent, south facing gardens and highly sought after area Alwoodley.

M O N R O E

SELLERS OF THE FINEST HOMES

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As you enter the property, you are greeted by a spacious hallway that grants access to an array of living spaces, which also offers a guest w.c. Making your way into the first reception room, you'll find sliding double doors lead to a light and airy sitting room with a gas fire which in turn leads to a formal dining room with access to a conservatory with doors to the rear south facing garden. The property is well presented throughout with neutral décor, making it a blank canvas for future buyers to put their touch on the property. The generously sized dining kitchen with granite work tops and fitted wall and base units make it the perfect home for hosting and entertaining.

The inner hallway leads to a generous ground floor bedroom with fitted wardrobes and complemented with a house bathroom. A staircase leads to three double bedrooms and the spacious contemporary house bathroom. The primary bedroom is a great size, flooded with natural light, overlooking the rear garden.

This fabulous home occupies an exquisite south facing plot with beautiful gardens to the front and rear and is accessed via large, gated driveway for numerous cars

and there is a detached double garage. To the rear of the property is a stunning, private garden with a patio area, perfect for Alfresco dining. There is a garden room with bi-folding doors which currently used as a gym but could be an ideal home office.

Positioned on one of North Leeds's most sought after residential streets, the property is ideally located for access to the local amenities on The Avenue and King Lane including Sainsbury's shopping complex as well as the amenities in Moortown which includes Marks and Spencer Food Hall, The Grammar School at Leeds is a short drive away as is the vibrant centre of Leeds and Leeds Bradford International Airport for those looking to commute further afield.

REASONS TO BUY

- Gorgeous four-bedroom detached home
- Large reception rooms
- Prestigious North Leeds postcode
- Rich in local amenities
- South facing garden
- Garden room
- Privately gated
- Ample fitted storage
- Fully tiled bathroom
- Neutral décor throughout

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ENVIRONS

This stunning property is located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is a highly esteemed Grammar School at Leeds and several championship golf courses. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

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 gas, water and electricity. Septic tank drainage.

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 appointments only.

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ADDITIONAL INFORMATION

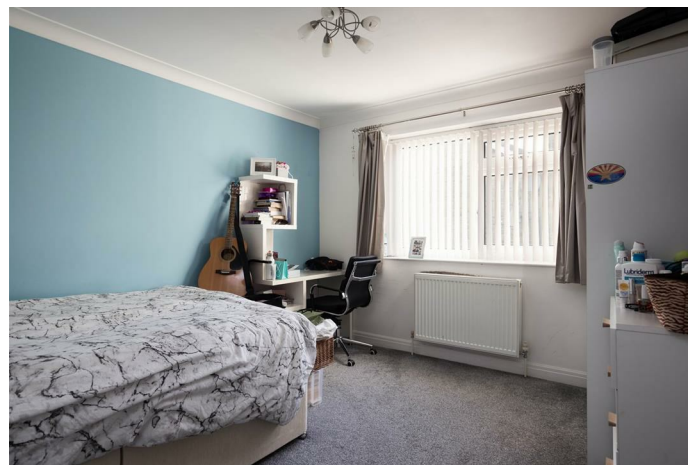
Local Authority – Leeds City Council

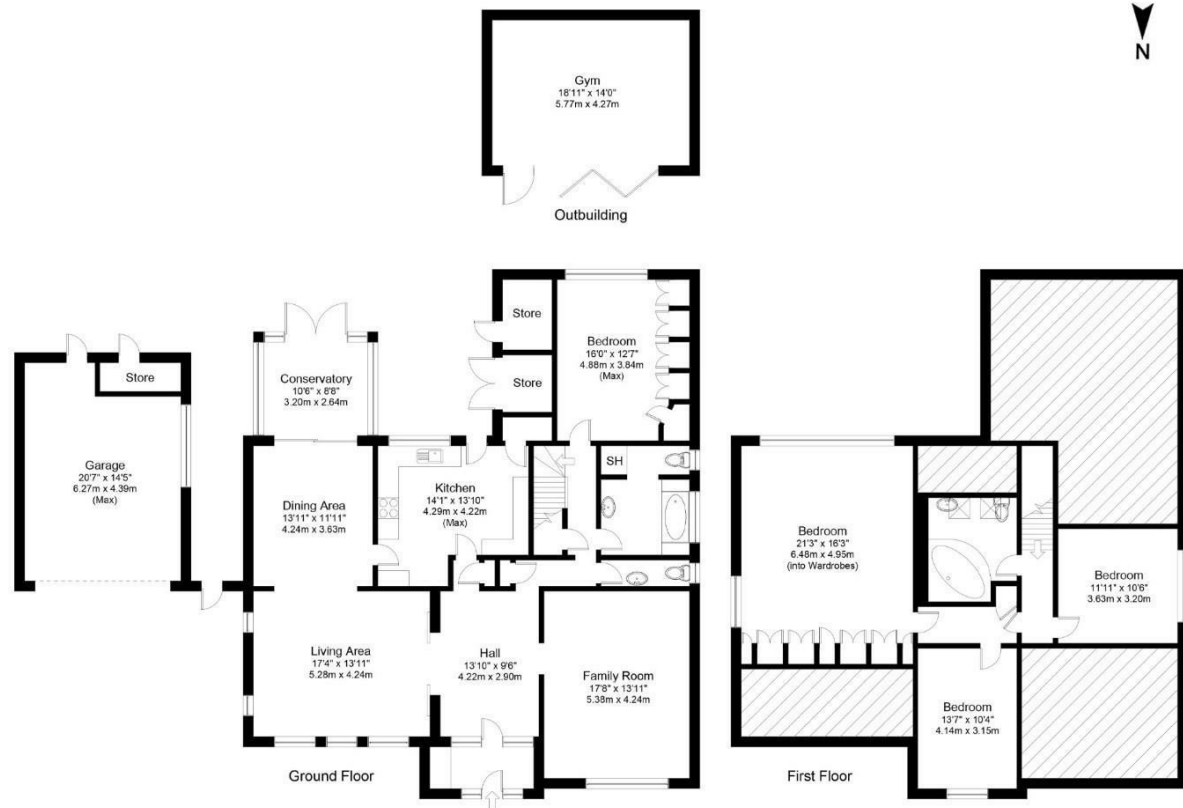
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2485.00 sq ft

Tenure – Freehold

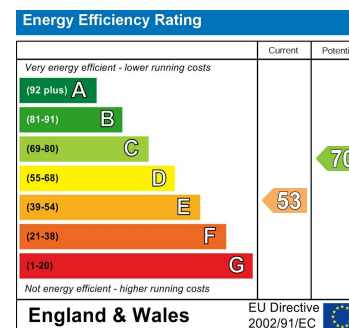




Gross internal floor area including stores, excluding eaves, garage & outbuilding (approx.): 230.9 sq m (2,485 sq ft)

Garage & Outbuilding (approx.): 52.1 sq m (561 sq ft)

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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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MONROE

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