



173 ALWOODLEY LANE
LEEDS, LS17 7PG

£950,000
FREEHOLD

Monroe is proud to present this impressive four-bedroom, two-bathroom home, ideally located in the highly sought-after area of Alwoodley. Offering spacious living and modern comforts throughout, this property is perfect for those seeking a premium lifestyle in one of the most desirable neighbourhoods in Leeds.

M O N R O E

SELLERS OF THE FINEST HOMES

173 ALWOODLEY LANE

- Impressive four-bedroom home
- Highly sought after location
- Ideal family home
- Secure garage
- Well maintained garden with decked area
- Light and airy throughout
- Ample off street parking
- Outdoor utility area
- Built in storage in the bedrooms
- Rear garden overlooking the golf course



As you step into this beautifully presented home, you're greeted by a bright and spacious entrance hall that immediately sets the tone for the quality found throughout. This welcoming space leads effortlessly into the formal lounge — an elegant room framed by floor-to-ceiling windows that flood the space with natural light, creating a serene and inviting atmosphere.

Flowing seamlessly from the lounge is a dedicated dining area, ideal for hosting dinner parties or enjoying everyday family meals. At the heart of the home lies a contemporary, light-filled kitchen, thoughtfully designed with integrated appliances, ample worktop space, and a large picture window offering delightful views of the golf course and the rear garden. A second dining area within the kitchen provides the perfect spot for casual breakfasts or morning coffees.

Adjoining the kitchen is a versatile second lounge — a cosy, adaptable space that lends itself perfectly to use as a family room, snug, or playroom, tailored to meet the evolving needs of modern family life.

The ground floor also features a well-proportioned primary bedroom, complete with a stylish en suite shower room, offering a peaceful retreat and the convenience of single-level living for guests or multi-generational households.

Upstairs, the property continues to impress with two

generous double bedrooms, both benefiting from built-in storage and excellent natural light. A third room on this floor, currently utilised as a dedicated home office, provides the ideal setup for remote work or study. The first floor is completed by a spacious and well-appointed family bathroom, designed with practicality and comfort in mind.

Outside, the rear garden offers a tranquil and private escape, surrounded by mature greenery and featuring a raised decking area — perfect for al fresco dining, entertaining, or simply unwinding. To the front, a beautifully maintained garden and a large driveway provide ample off-street parking, alongside an integral garage offering additional storage and security.

Located in the highly sought-after area of Alwoodley, this exceptional home combines generous living spaces, high-quality finishes, and a prime location — making it the perfect choice for families seeking comfort and convenience.

REASONS TO BUY

- Impressive four-bedroom home
- Highly sought after location
- Ideal family home
- Secure garage
- Well maintained garden with decked area
- Light and airy throughout

- Ample off street parking
- Over looking the golf course
- Built in storage in the bedrooms
- Open plan living

ENVIRONS

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 the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. 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 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

173 ALWOODLEY LANE





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ADDITIONAL INFORMATION

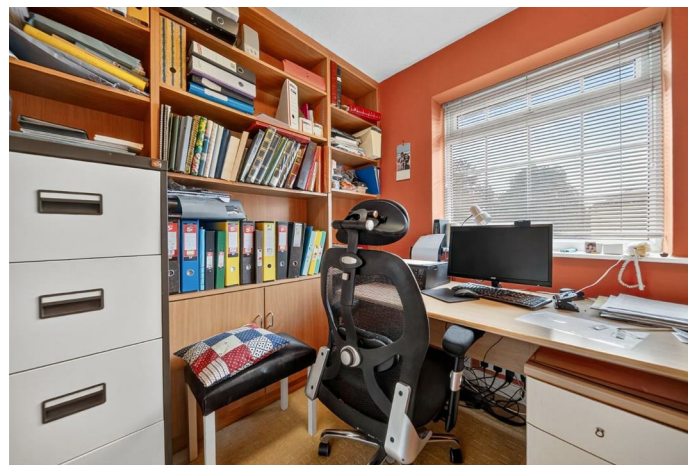
Local Authority – Leeds City Council

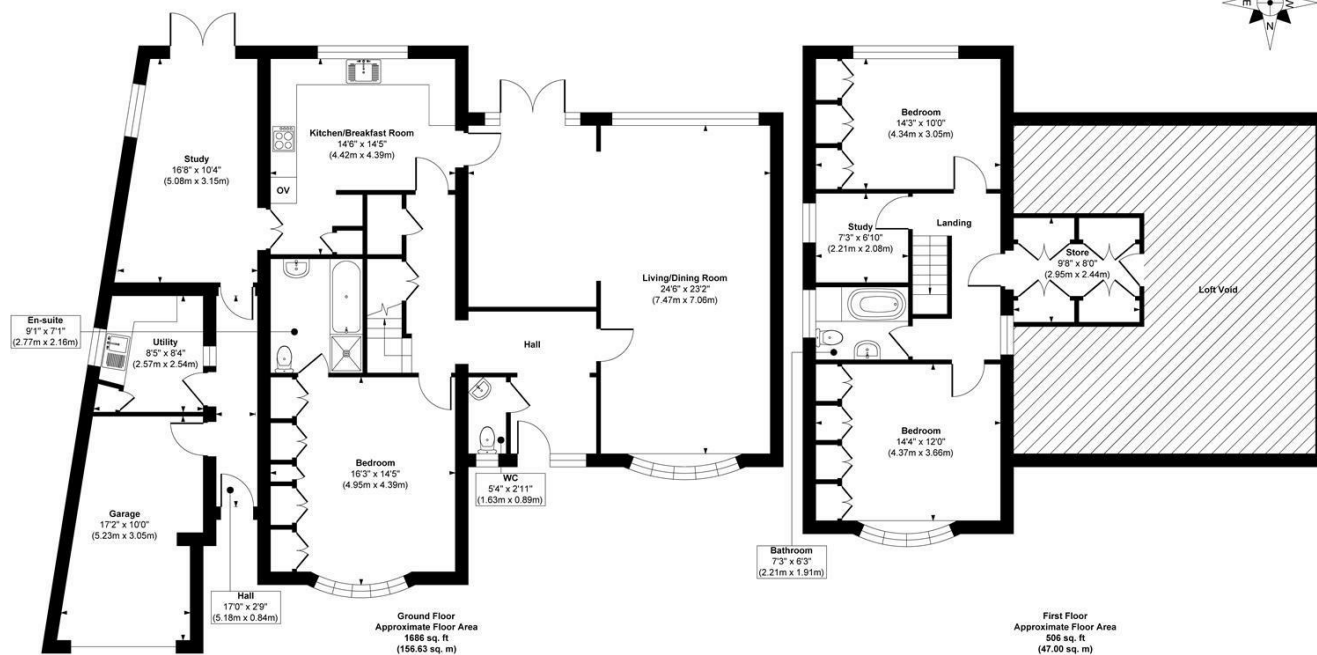
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2192.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2192 sq. ft / 203.63 sq. m (Including Garage)

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		
(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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