



5 THE FAIRWAY

LEEDS, LS17 7QL

£650,000
FREEHOLD

Monroe is delighted to present this beautifully renovated and extended four-bedroom 1930s semi-detached home, ideally located in the heart of Alwoodley.

This stunning property has been thoughtfully modernised throughout, offering spacious and stylish accommodation perfectly suited for family living. Situated close to highly regarded schools, local parks, and a range of amenities, it provides an exceptional turnkey opportunity in one of North Leeds' most sought-after residential areas.

MONROE

SELLERS OF THE FINEST HOMES

5 THE FAIRWAY

- Highly sought after location
- Immaculately presented throughout
- Great family home
- Secure electric garage
- Four spacious double bedrooms
- Turnkey property
- Modern finish throughout
- Open plan living
- Beautifully maintained gardens
- Ample off road parking



As you step into this impressive home, you're greeted by a wide, spacious entrance hallway that immediately sets the tone for the exceptional level of finish throughout. The hallway flows effortlessly into the true heart of the home – a stunning open-plan kitchen and living space designed for modern family life and effortless entertaining.

The kitchen has been thoughtfully crafted with both style and practicality in mind. Featuring sleek contemporary finishes, it includes a central island, integrated appliances, and generous workspace. A dedicated dining area provides the perfect setting for family meals or dinner parties. Flooded with natural light, the space is enhanced by Velux skylights and floor-to-ceiling bi-fold doors that open onto the beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience. Underfloor heating extends throughout the open-plan kitchen, dining area, and utility room for added comfort.

Adjacent to the kitchen is a cosy yet spacious lounge area offering views over the private garden – ideal for relaxing with family or guests. A separate utility room, conveniently positioned with external access to the rear, adds further practicality without compromising on design.

At the front of the home, you'll find a beautifully presented formal living room. This elegant space

features a large bay window that fills the room with natural light, a modern log burner, and stylish decor, creating a warm and inviting atmosphere.

Upstairs, the first floor offers three generously sized double bedrooms, along with a fourth bedroom completing the layout. One of the bedrooms is currently used as a dedicated home office – perfect for remote working. The primary bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Externally, the property continues to impress. To the front, there is ample private parking, an electric vehicle charging point, and access to an integral garage with electric doors. To the rear, the landscaped garden provides a private and peaceful retreat, enjoying sunlight throughout the day – ideal for outdoor entertaining or simply relaxing during the warmer months.

REASONS TO BUY

- Highly sought after location
- Immaculately designed throughout
- Great family home
- Secure electric garage
- Four spacious double bedrooms

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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 gas, water

and electricity.

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

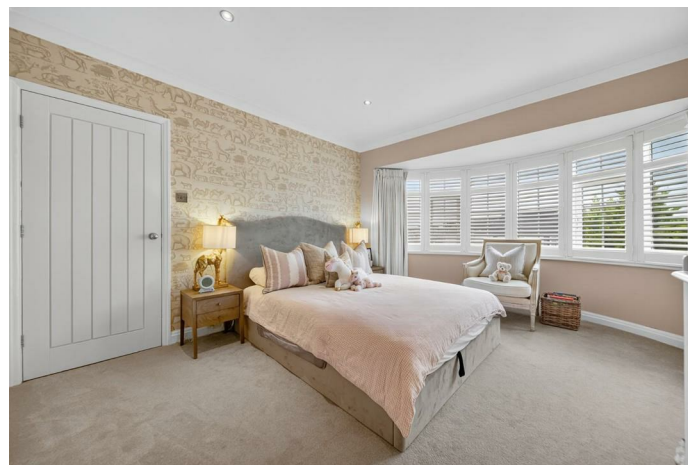
Local Authority – Leeds City Council

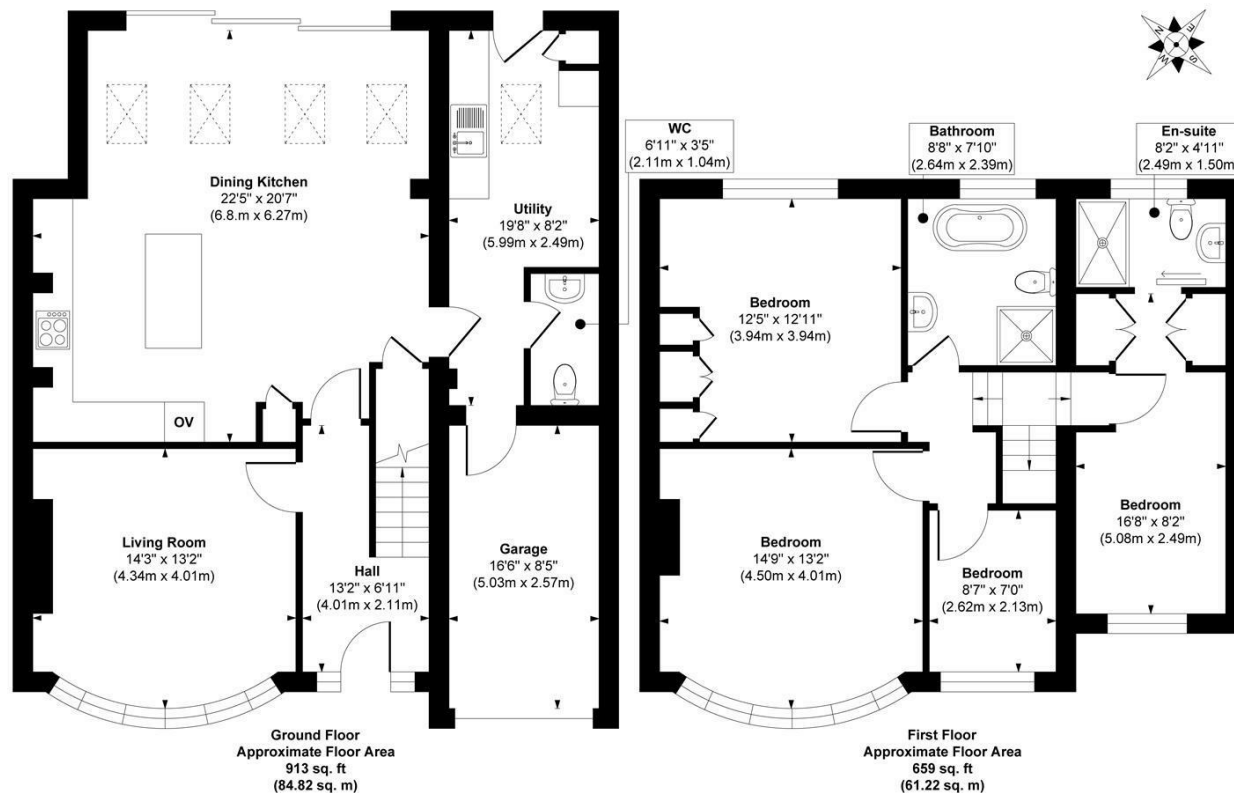
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1572.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1572 sq. ft / 146.04 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 | | |
| (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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