



175 ALWOODLEY LANE

LEEDS, LS17 7PG

£900,000
FREEHOLD

This much-loved 1960s detached home offers spacious family living in a peaceful and well-established neighbourhood, with idyllic views over the adjacent golf course. With four bedrooms, a south-facing garden, garage, and flowing ground floor layout, it's a chain-free opportunity full of potential in a sought-after setting.

MONROE

SELLERS OF THE FINEST HOMES

175 ALWOODLEY LANE

- Chain-free purchase with no onward chain
 - Owned and loved for 58 years
 - Four bedrooms with fitted storage throughout
 - Principal bedroom includes private en suite
 - South-facing garden ideal for sunny days
 - Dining kitchen with flowing family layout
 - Utility room with access to carport
 - Garage with electric doors for convenience
 - Idyllic golf course views to rear
 - Peaceful, friendly and well-established neighbourhood
- Ask ChatGPT



REASONS TO BUY

- Breathtaking golf course views
- Chain-free purchase with no onward chain
- Four bedrooms with fitted storage throughout
- Principal bedroom includes private en suite
- Garden ideal for sunny days
- Owned and loved for 58 years
- Dining kitchen with flowing family layout
- Utility room with access to the carport
- Garage with electric doors for convenience

Monroe proudly presents this much-loved, chain-free detached home, built in the 1960s and cherished by the same vendors for 58 years. Situated in a lovely, well-established neighbourhood, the property enjoys peaceful surroundings and stunning views over the adjacent golf course.

The ground floor features a spacious dining kitchen leading into a separate utility room, which offers direct access to the carport and garage with electric doors. The kitchen also flows into a formal dining room and a cosy living room, complete with a gas fireplace for relaxing evenings. A sunny, south-facing garden provides the perfect outdoor retreat.

Upstairs, the home offers four well-proportioned bedrooms, all benefiting from fitted storage. The principal bedroom includes its own en suite, while the rest of the household is served by a beautifully

presented house bathroom. The property also features a security alarm system for added peace of mind.

This is a rare opportunity to secure a well-cared-for home in an idyllic setting, offering space, comfort, and excellent potential in a highly desirable location.

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

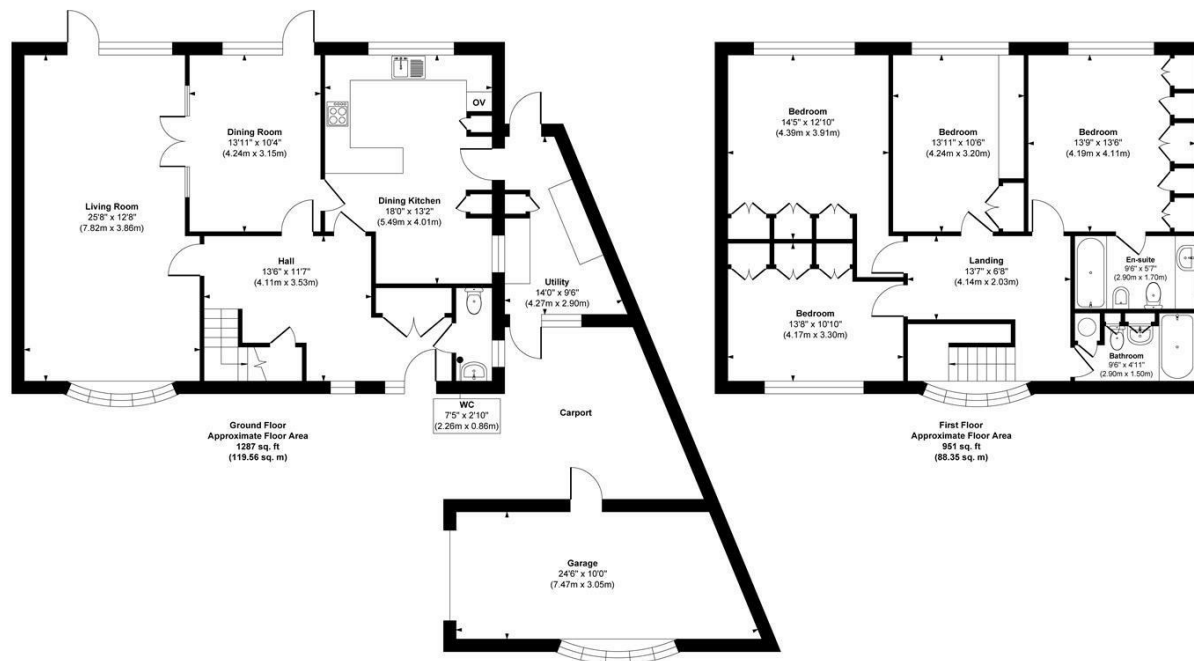
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2238.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2238 sq. ft / 207.91 sq. m (Excluding Carport)

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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