



## 41 THE FAIRWAY

LEEDS, LS17 7PE

£899,999  
FREEHOLD

Monroe is thrilled to present The Fairway to the market – an exceptional detached home, perfect for buyers seeking contemporary living and suburban tranquillity in a highly sought-after location. This residence blends style and functionality, making it perfectly suited to modern family life.

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SELLERS OF THE FINEST HOMES

## 41 THE FAIRWAY

- CHAIN FREE • Sought-after Alwoodley location • Detached family home • Underfloor heating throughout with warranty • Finished to a high standard • Four large bedrooms • Ample off-street parking and garage • CCTV and alarm system • High specification • Beautifully presented throughout



Upon entering, you are greeted with an entrance hall which grants access to an array of living spaces. The kitchen is undoubtedly the heart of the home, finished to an exceptional standard, the kitchen features a large central island and is fully equipped with Miele appliances. The French doors out to the garden bathe the space in natural light and offer views out on to the rear garden, creating that indoor-outdoor flow. This space has been thoughtfully crafted for daily life and entertaining. The formal living room is refined yet welcoming with a focal point of a gas fire, perfect for relaxed evenings. The impressive master bedroom, along with an ensuite, is completed with a generous walk-in wardrobe. You will also find the 4th bedroom overlooking the garden.

On the first floor, the property accommodates another two generously proportioned bedrooms, one of which features an ensuite, offering privacy and functionality. The first floor also benefits from a spacious family bathroom, finished to a high standard.

Externally, this home continues to impress, with ample parking on the driveway and garage to the front, and a rear garden perfect for family activities or relaxation.

Located in a prime area, this is a home you won't want to miss!

REASONS TO BUY –

Impressive open-plan kitchen-diner  
Sought-after Alwoodley location  
Detached family home  
Integrated kitchen appliances  
Finished to a high standard  
Four bedrooms  
Ample off-street parking on the driveway and garage  
Private garden to the rear  
House bathroom and two ensembles  
Beautifully presented throughout

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

#### TENTURE -

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.

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### ADDITIONAL INFORMATION

**Local Authority –**

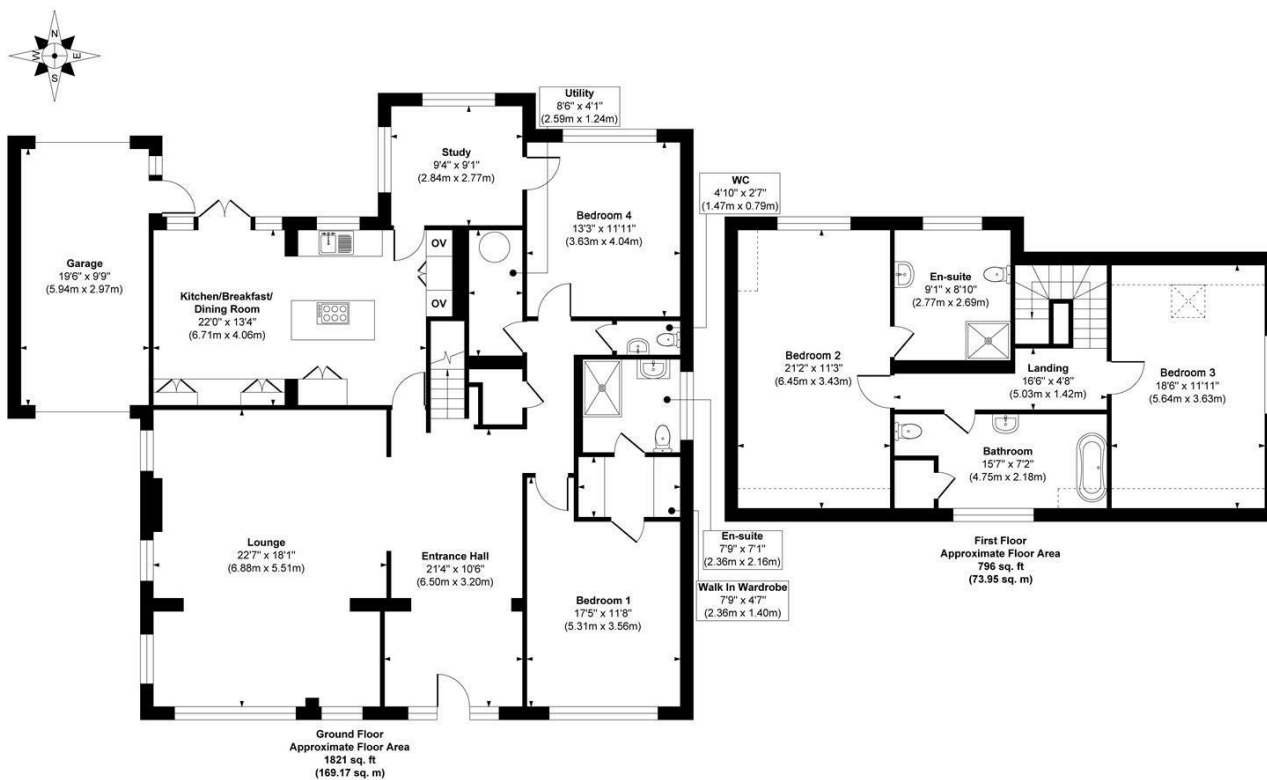
**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – 2617.00 sq ft**

**Tenure – Freehold**





Approx. Gross Internal Floor Area 2617 sq. ft / 243.12 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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