



3 PRIMLEY PARK LANE

LEEDS, LS17 7JP

£799,950
FREEHOLD

Monroe is thrilled to present this five-bedroom detached home, It offers approximately 2,895 sq. ft. of versatile living space across three floors. Featuring multiple reception rooms, a spacious kitchen/diner, bright sun room, and a generous second-floor bonus room, the property is perfectly suited to modern family living. With multiple bathrooms, a utility room, and integral garage, this is a well-balanced home combining space, flexibility, and a highly desirable location.

MONROE

SELLERS OF THE FINEST HOMES

3 PRIMLEY PARK LANE

- Situated in the sought after location of Alwoodley • Exceptional space through out • Five generous bedrooms • Impressive kitchen/diner • Additional second floor space • Fully alarmed throughout and CCTV for extra security • Features a garage for convenience • Great kerb appeal • Worcester Bosch boiler in the utility • Quality integrated appliances



This impressive and generously proportioned family home on Primley Park Lane, Alwoodley offers an abundance of flexible living space arranged over three floors, making it ideal for modern family life.

Upon entering the property, you are welcomed into a spacious entrance hall that immediately sets a sense of scale and comfort. To the front, a well-proportioned lounge/study offers a versatile space, ideal for relaxing, reading, or working from home.

The heart of the home is the expansive living room, filled with natural light and offering a comfortable, well-balanced layout suited to both everyday living and entertaining. This flows seamlessly into a bright sun room, with underfloor heating for added comfort in colder months, alongside full central heating throughout, creating a warm and inviting year-round living space. The sun room enjoys a peaceful outlook and direct access to the garden, providing an excellent connection between indoor and outdoor living.

The kitchen/diner is equally impressive, offering a large and highly practical space ideal for both cooking and dining. It features an AEG 6-ring gas hob and Neff ovens integrated seamlessly into the design, combining style with high-performance cooking. With ample room for a central island and generous storage throughout, the space is perfectly suited to both everyday family meals and social entertaining.

A separate utility room adds further convenience, while a ground floor WC and internal access to the garage enhance the overall practicality and functionality of the layout.

The first floor hosts five well-proportioned bedrooms, offering plenty of accommodation for a growing family or guests. The principal bedrooms benefit from excellent dimensions, while the remaining rooms are equally versatile, suitable for children, guests, or additional workspace. A family bathroom serves this level. Additional storage and a spacious landing complete this floor.

On the second floor, a large additional room provides further flexibility. This expansive space could be utilised as a games room, home office, gym, or additional living area, depending on the needs of the buyer.

Externally, the property is complemented by its garage and the potential for attractive outdoor space, ideal for family use and entertaining.

In total, the property offers approximately 2,895 sq. ft. of internal accommodation, combining generous proportions with a highly adaptable layout. This is a rare opportunity to acquire a substantial home in a sought-after Leeds location, perfectly suited to modern family living.

REASONS TO BUY

- Situated in the sought after location of Alwoodley
- Exceptional space through out
- Five generous bedrooms
- Impressive kitchen/diner
- Additional second floor space
- Fully alarmed throughout and CCTV for extra security
- Features a garage for convenience
- Great kerb appeal
- Worcester Bosch boiler in the utility
- Quality integrated appliances

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 a 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

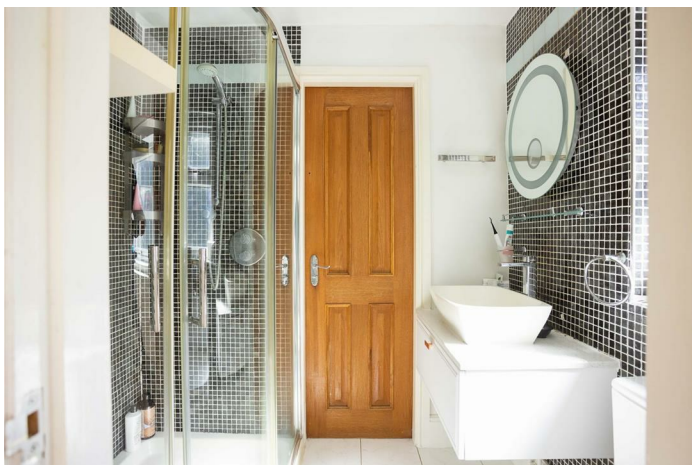
Local Authority – Leeds City Council

Council Tax – Band E

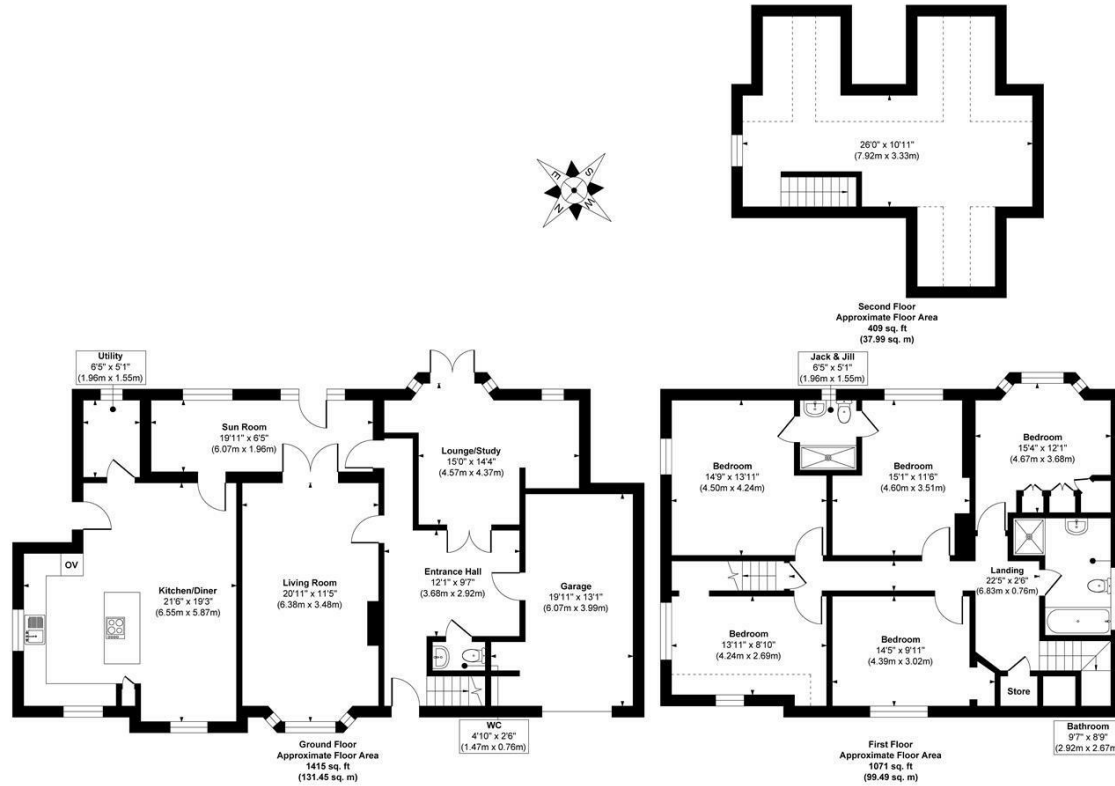
Viewings – By Appointment Only

Floor Area – 2895.00 sq ft

Tenure – Freehold



Primley Park Lane, Leeds



Approx. Gross Internal Floor Area 2895 sq. ft / 268.93 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		74	81
(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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