



30 THE MOUNT
LEEDS, LS17 7QU

£350,000
FREEHOLD

Monroe is thrilled to present this exceptional bungalow, perfectly situated in the highly sought-after area of Alwoodley. Boasting the added benefit of a substantial detached garage, this property offers an ideal, low-maintenance lifestyle perfectly suited for those looking to downsize

MONROE

SELLERS OF THE FINEST HOMES

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- Sought after Alwoodley location
- Features a detached garage
- Beautifully maintained garden
- Sold chain free
- Single level living
- Perfect for downsizers
- South-East facing garden
- Great renovation project
- Private plot
- Built in wardrobe space



This beautifully positioned three-bedroom bungalow offers a rare opportunity to secure a home that balances comfort, character, and convenience. Perfectly suited for developers or those looking to downsize without compromising on space, the property boasts a thoughtful, light-filled layout. Its desirable location in North Leeds ensures it remains an excellent choice for those prioritising lifestyle and accessibility in a peaceful residential setting.

Upon entering, you are greeted by a front porch that flows into a central hallway, serving as the heart of the home and providing seamless access to every room. The exceptionally generous living room provides a versatile and expansive space, perfect for both relaxing and hosting guests.

This central hub is complemented by two well-proportioned bedrooms: the primary suite is enhanced by a bay window that floods the room with natural light, while the second bedroom offers fantastic flexibility, ideal for a guest room, the third bedroom would be ideal as a private home office, or a quiet hobby space. Rounding out the interior is a galley-style kitchen alongside a well-appointed shower room designed for daily convenience.

The property is further enhanced by a substantial detached garage, providing secure off-street parking or excellent additional storage space—a highly

sought-after feature in this area.

REASONS TO BUY

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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 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.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

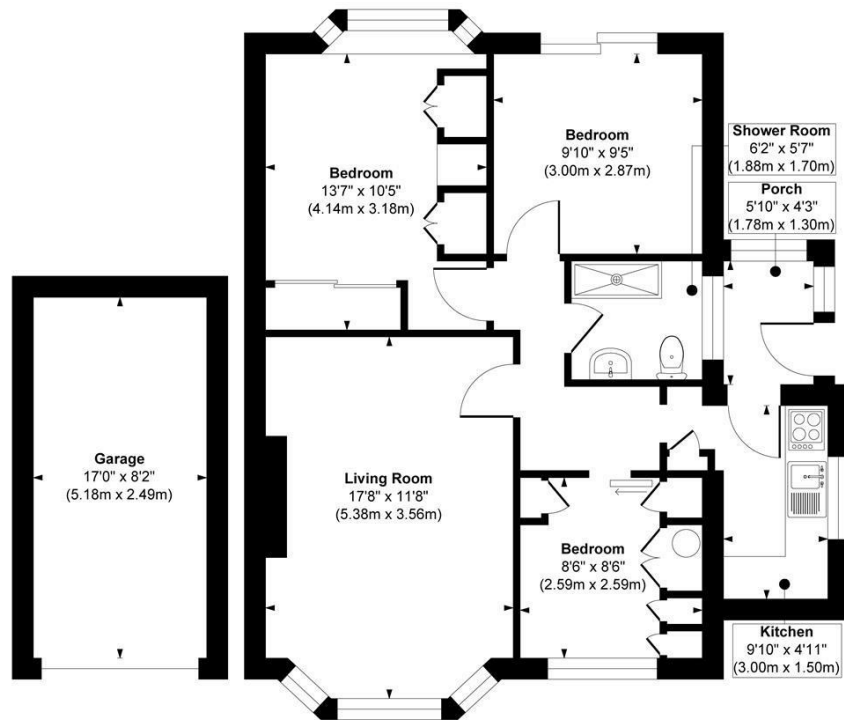
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 834.00 sq ft

Tenure – Freehold

The Mount, Alwoodley



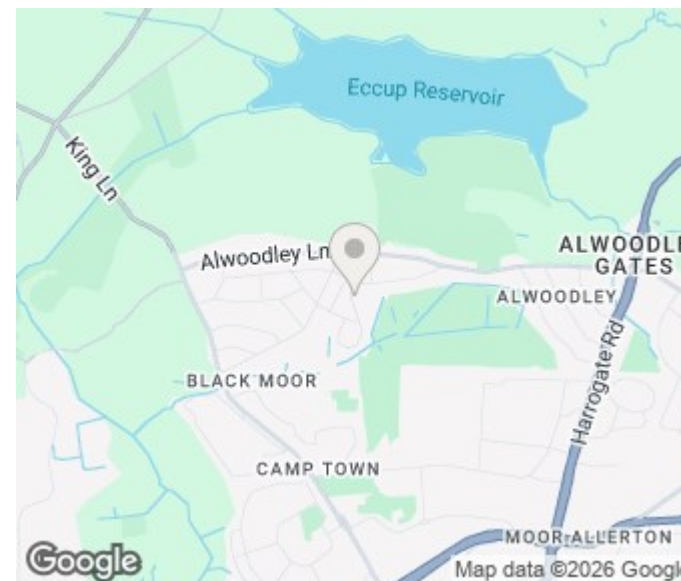
Garage
Approximate Floor Area
138 sq. ft
(12.82 sq. m)

Floor Plan
Approximate Floor Area
696 sq. ft
(64.66 sq. m)

Approx. Gross Internal Floor Area 834 sq. ft / 77.48 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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