



41 BUCKSTONE OVAL

LEEDS, LS17 5HF

£585,000
FREEHOLD

Welcome to this exceptionally spacious and versatile three-storey family residence, thoughtfully designed to offer expansive living space, multiple reception areas, and generous bedroom accommodation. Complemented by a standalone garage, this impressive property provides a seamless blend of grand entertaining spaces and practical family layout. This property is being sold chain free.

MONROE

SELLERS OF THE FINEST HOMES

41 BUCKSTONE OVAL

- Five Generous Bedrooms: Outstanding flexible accommodation across three levels.
- Three Reception Rooms: Distinct spaces for relaxing, formal hosting, or play.
- Open-Plan Dining Kitchen: Bright family hub with skylights and bi-fold doors.
- Top-Floor Ensuite Suite: Private retreat featuring roof lights and a private bathroom.
- Dedicated Utility Room: Practical laundry space with direct external access.
- Three Bathrooms Plus Extra WCs: Zero morning queues for the whole household.
- Detached Garage: Secure parking, workshop space, or bonus storage.
- Feature Bay Windows: Abundant natural light across the main living areas.
- Over 2,100 Sq Ft: Generous total area for modern family living.
- Move-In Ready Layout: Versatile floor plan adaptable to any lifestyle.



Upon entering the ground floor through the main hallway, you are greeted by an expansive reception layout that caters perfectly to both formal entertaining and relaxed family living. To the front, a bright living room features an attractive bay window that bathes the space in natural light.

Beyond the hallway sits a secondary, comfortable sitting room, while an additional, long sitting room extends along the side of the home. Towards the rear, the heart of the home opens up into a magnificent, light-filled dining kitchen equipped with modern skylights and feature folding/sliding doors leading out into the rear garden. The ground floor benefits from underfloor heating throughout, providing an added level of comfort and warmth. Convenience is key on this floor, which also hosts a dedicated utility room with direct external access, a separate ground-floor WC, and built-in hallway storage cupboards.

Ascending to the first floor, the landing leads to four light and airy bedrooms. The primary bedroom on this level benefits from a charming bay window mirroring the ground-floor living room below. Adjacent sits a smaller single bedroom, ideal as a home office, nursery, or dressing room. Two further well-proportioned double bedrooms are situated across the landing. This floor is served by a primary family bathroom equipped with full facilities, as well as an additional separate WC for added convenience.

The top floor offers a superb elevated retreat, housing two further bright bedrooms set within the eaves, both featuring characterful skylights. One of these upper bedrooms functions as a luxury guest or secondary principal suite, complete with its own private ensuite bathroom.

To the rear lies a private, fully enclosed garden featuring a level lawn and a paved patio area directly accessible from the dining kitchen's bi-fold doors. Enclosed by modern, dark timber fencing, the space offers excellent privacy alongside a large garden shed and side access. Completing this property is a generous detached garage, perfect for secure vehicle parking, a workshop, or additional storage needs.

The property is offered for sale chain free, providing a straightforward opportunity for the next owner to move forward without the complications of an onward chain.

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 D

Viewings – By Appointment Only

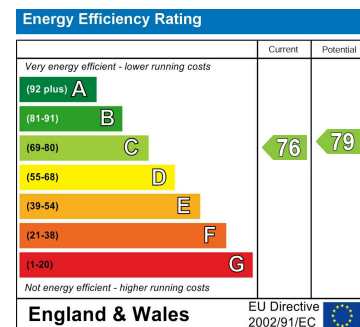
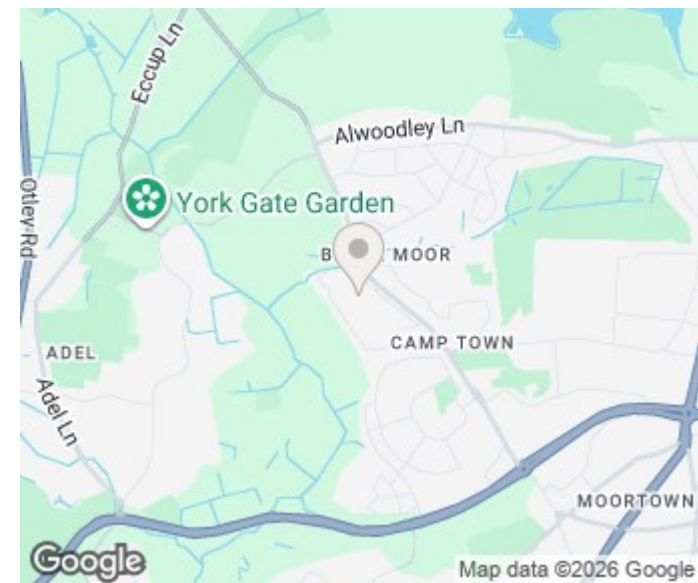
Floor Area – 2100.00 sq ft

Tenure – Freehold





Total Area: 195.1 m² ... 2100 ft²
 All measurements are approximate and for display purposes only



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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