



20 WINDING WAY

LEEDS, LS17 7RA

£475,000
FREEHOLD

Monroe is delighted to present this spacious four-bedroom home in the prestigious area of Alwoodley. The property offers approximately 1,521 sq ft of well-balanced living accommodation, ideal for modern family life. This is a versatile home with great potential, combining a practical layout with comfortable living.

MONROE

SELLERS OF THE FINEST HOMES

20 WINDING WAY

- Located in the prestigious area of Alwoodley
- Well-sized kitchen
- Four well-proportioned bedrooms
- Practical ground floor layout
- Downstairs WC
- Large detached garage
- Flexible living arrangement
- Great potential to add value
- Private Driveway
- Electric Car Charger



Winding Way

This well-proportioned and versatile family home offers generous living space across two floors, complemented by a substantial detached garage. With an approximate total area of 1,521 sq ft, the property provides a practical layout ideal for modern living while retaining a comfortable, homely feel throughout.

Upon entering the ground floor, you are welcomed into a central hallway that provides access to the principal reception rooms. To the front of the property, the dining room features an attractive curved bay window, creating a bright and inviting space that is perfect for both everyday meals and entertaining guests. To the rear, the spacious living room spans the width of the house and offers ample room for relaxation, with views over the garden and easy access to the adjoining kitchen.

The kitchen is well arranged with a functional layout, offering good worktop space and storage, along with room for appliances. A convenient WC is located just off the hallway, adding to the practicality of the ground floor.

Upstairs, the first floor comprises four bedrooms, making this an ideal home for families or those needing additional space for a home office or guest rooms.

The principal bedroom is notably spacious and benefits

from fitted storage, while the remaining bedrooms are well-sized and versatile. A family bathroom serves the upper floor, fitted with essential amenities and positioned conveniently off the landing.

Externally, the property benefits from a large detached garage, offering excellent storage, workshop potential, or secure parking. The overall layout of the home provides a strong balance between living and sleeping accommodation, with scope for personalisation to suit individual tastes.

This property presents an excellent opportunity to acquire a spacious and adaptable home in a well-structured layout, ideal for growing families or buyers seeking both comfort and practicality.

REASONS TO BUY

- Located in the prestigious area of Alwoodley
- Well-sized kitchen
- Four well-proportioned bedrooms
- Practical ground floor layout
- Downstairs WC
- Well-sized kitchen
- Large detached garage
- Flexible living arrangement
- Great potential to add value

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 – Leeds City Council

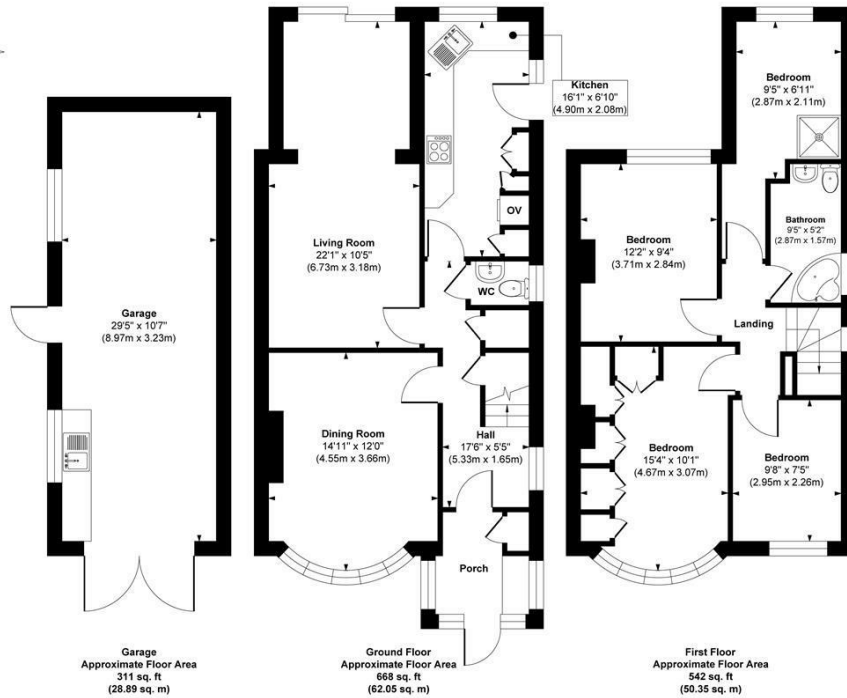
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1521.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1521 sq. ft / 141.29 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			
(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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