



55 WINDING WAY

LS17 7RG

£550,000
FREEHOLD

A spacious and adaptable four-bedroom family home extending to approximately 1,300 sq ft, offering well-balanced accommodation throughout. Featuring a bright bay-fronted living room, spacious dining room, practical kitchen diner, downstairs WC and four well-proportioned bedrooms, the property is ideally suited to modern family living. Externally, the home benefits from a generous private rear garden and excellent potential to modernise or personalise, all within a highly desirable residential setting.

MONROE

SELLERS OF THE FINEST HOMES

55 WINDING WAY

- Situated in the highly sought-after area of Alwoodley
- Spacious and versatile family accommodation
- Four Bedrooms
- Bright bay-fronted Living room
- Well-sized and practical kitchen
- Convenient downstairs WC
- Large Integral garage
- Flexible layout ideal for modern family living
- Excellent potential to modernise and add value
- Dining room overlooking the garden.



Winding Way

This spacious and versatile four-bedroom family home offers well-balanced accommodation across two floors, complemented by generous outdoor space and a layout perfectly suited to modern family living. Extending to approximately 1,300 sq ft, the property combines practicality with a warm and welcoming atmosphere throughout.

The ground floor opens into a central entrance hallway, providing access to the principal reception rooms. Positioned to the front elevation, the living room benefits from an attractive curved bay window that fills the space with natural light, creating a bright and comfortable setting ideal for both relaxing and everyday family life. To the rear, the property opens into a spacious dining room and kitchen diner, enjoying pleasant views over the garden and offering an excellent space for entertaining and family gatherings.

The kitchen is thoughtfully designed with a practical layout, featuring ample worktop space, storage and room for appliances, making it perfectly suited to day-to-day living. A conveniently positioned downstairs WC further enhances the functionality of the ground floor.

To the first floor are four well-proportioned bedrooms, providing flexibility for growing families, guest accommodation or those working from home. The principal bedroom is particularly generous in size and

benefits from fitted storage, while the remaining bedrooms are all versatile and well-sized. A family bathroom is accessed from the landing and fitted with essential sanitaryware.

Externally, the property continues to impress with a large private rear garden, ideal for families, outdoor entertaining and enjoying the warmer months. Overall, the home offers an excellent balance of living and bedroom accommodation, while also presenting fantastic potential for buyers to modernise or personalise to suit their own style and requirements.

This is a fantastic opportunity to acquire a spacious and adaptable home within one of North Leeds' most sought-after residential locations, perfectly suited to families seeking both comfort and long-term potential.

Reasons to Buy

- Situated in the highly sought-after area of Alwoodley
- Spacious and versatile family accommodation
- Four well-proportioned bedrooms
- Bright bay-fronted living room
- Generous dining room overlooking the garden
- Well-sized and practical kitchen
- Convenient downstairs WC
- Integral garage
- Flexible layout ideal for modern family living

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 - Freehold

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

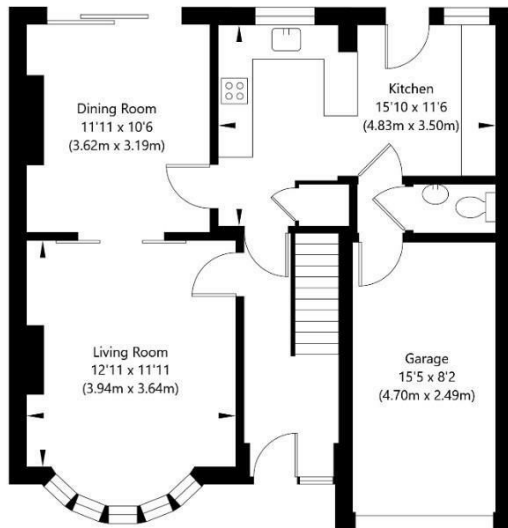
Viewings – By Appointment Only

Floor Area – 1169.00 sq ft

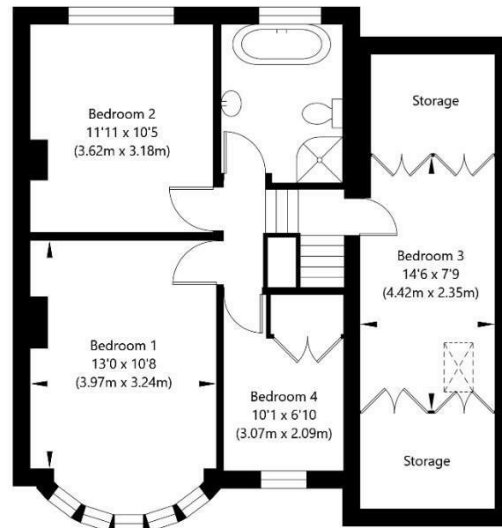
Tenure – Freehold



Winding Way, Alwoodley, Leeds, LS17 7RG



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 572 SQ FT / 53.11 SQ M



First Floor - (Excluding Storage)
GROSS INTERNAL FLOOR AREA
APPROX. 597 SQ FT / 55.48 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1169 SQ FT / 108.59 SQ M - (Excluding Garage and Storage)
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	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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