





3 THE LANE

LEEDS, LS17 7BR

£895,000

FREEHOLD

Monroe is delighted to present this spacious and versatile family home, thoughtfully arranged across two floors and complemented by an adjoining garage, offering an excellent balance of living, entertaining and practical space. With four bedrooms, two reception rooms and a generous dining kitchen, the property is ideally suited to growing families or those seeking additional space to work from home.

MONROE

SELLERS OF THE FINEST HOMES

3 THE LANE

• Situated in the sought after Alwoodley • Four well-proportioned bedrooms • Two separate reception rooms • Separate utility room • Family bathroom and separate WC • Versatile ground-floor living space • Adjoining garage • Ideal for growing families • Excellent scope to suit a variety of lifestyles





A spacious and versatile family home, thoughtfully arranged across two floors and complemented by an adjoining substantial garage, offering an excellent balance of living, entertaining and practical space. Having undergone an extensive renovation and extension, the property now provides five bedrooms, two reception rooms, a generous extended dining kitchen and a separate utility kitchen, making it ideally suited to growing families or those seeking additional space to work from home.

The ground floor features a welcoming entrance hall leading to two separate reception rooms, each benefitting from its own gas fireplace. The sitting room provides a comfortable retreat for quieter evenings, while the additional living room offers an ideal setting for entertaining or everyday family life. The impressive extended dining kitchen forms the heart of the home, with skylights bringing natural light into the space, alongside a useful snug area and underfloor heating. A separate utility room incorporating an additional kitchen adds further practicality.

To the first floor are five well-proportioned bedrooms, offering flexibility for family living, guests or home working. The principal bedroom is particularly spacious, while the remaining bedrooms provide plenty of versatility to suit individual needs. The accommodation is served by a family bathroom and a separate WC, ideal for busy households.

The adjoining substantial garage provides valuable additional space for vehicle storage, hobbies or workshop use, and benefits from its own shower room and WC. With its own electrical supply and the potential to create ancillary or annex-style accommodation, it offers an exciting degree of versatility.

Externally, the property benefits from a larger driveway providing parking for several vehicles, alongside a south-facing garden and paved outdoor areas. Further improvements include replacement double-glazed windows and doors, updated plumbing and electrics, a boarded loft with further potential, CCTV and a home alarm system.

Offering generous accommodation, extensive improvements, multiple reception spaces and exciting further potential, this is a home with plenty to adapt to a variety of lifestyles, making it an excellent choice for families looking for space, flexibility and room to grow.

REASONS TO BUY

- Situated in the sought after Alwoodley
- Four well-proportioned bedrooms
- Two separate reception rooms
- Separate utility room
- Family bathroom and separate WC
- Versatile ground-floor living space

• Adjoining garage with additional WC
• Ideal for growing families
• Excellent scope to suit a variety of lifestyles

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 F

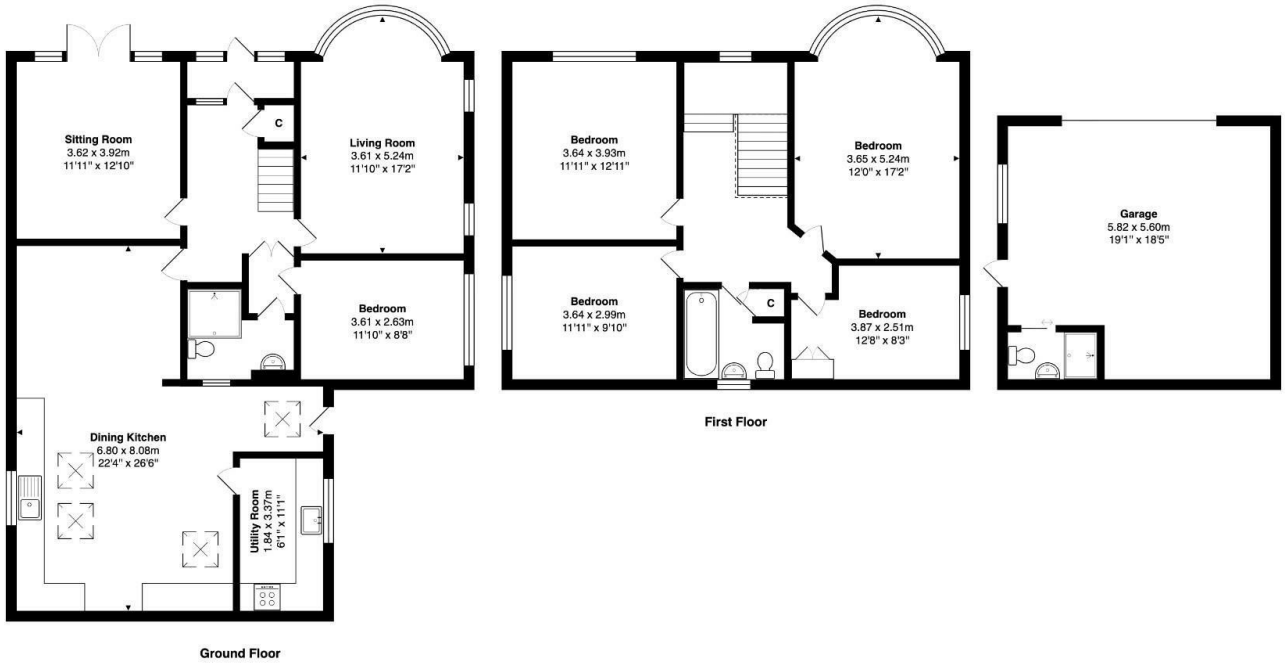
Viewings – By Appointment Only

Floor Area – 2270.00 sq ft

Tenure – Freehold

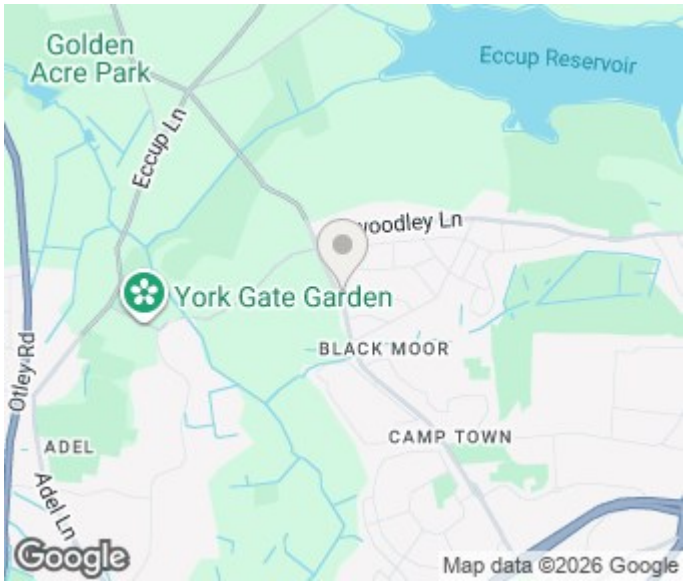


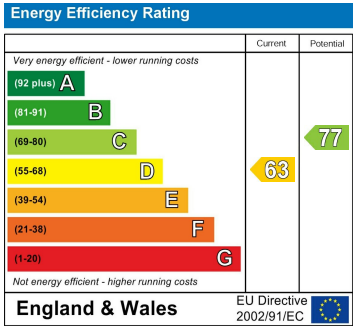




Total Area: 210.9 m² ... 2270 ft²

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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