



52 PRIMLEY PARK LANE
LS17 7LS

£350,000
FREEHOLD

Monroe is delighted to introduce this beautifully presented three-bedroom semi-detached property, perfectly located in the heart of Alwoodley with excellent access to local shops, schools, and amenities.

MONROE

SELLERS OF THE FINEST HOMES

52 PRIMLEY PARK LANE

- Situated in an excellent location in Alwoodley
- Perfect family home
- Features off road parking
- Ground floor family bathroom (sole bathroom in the property)
- Turn key property
- Spacious and private rear garden
- Three great sized bedrooms
- Location rich in amenities
- Light and airy throughout the home
- Ideal for first time buyers



Situated in an excellent location, this attractive three-bedroom family home offers bright, modern living throughout.

Upon entering, you are welcomed into a spacious, light-filled lounge that enjoys an airy atmosphere and a warm, cosy feel. This space flows seamlessly into the open-plan kitchen diner, which benefits from large windows and a contemporary finish that elevates the entire ground floor.

The stylish family bathroom is located on the ground floor and is the property's sole bathroom, presented to an immaculate standard and featuring a walk-in shower, sleek vanity units, and a modern tiled design.

Upstairs, the property offers three well-appointed bedrooms. The primary bedroom boasts built-in wardrobes, providing ample storage and everyday convenience. The second double bedroom enjoys generous natural light and plenty of space for additional furnishings, while the third bedroom—currently used for storage—would serve perfectly as a home office or nursery.

Externally, the rear garden features a generous patio area, ideal for outdoor dining and relaxation, and is fully enclosed with fencing for added privacy. An outdoor summer house provides further useful storage.

To the front of the property, a private driveway offers parking for two vehicles, complemented by a lawned area with hedge borders.

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 gas, water and electricity.

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

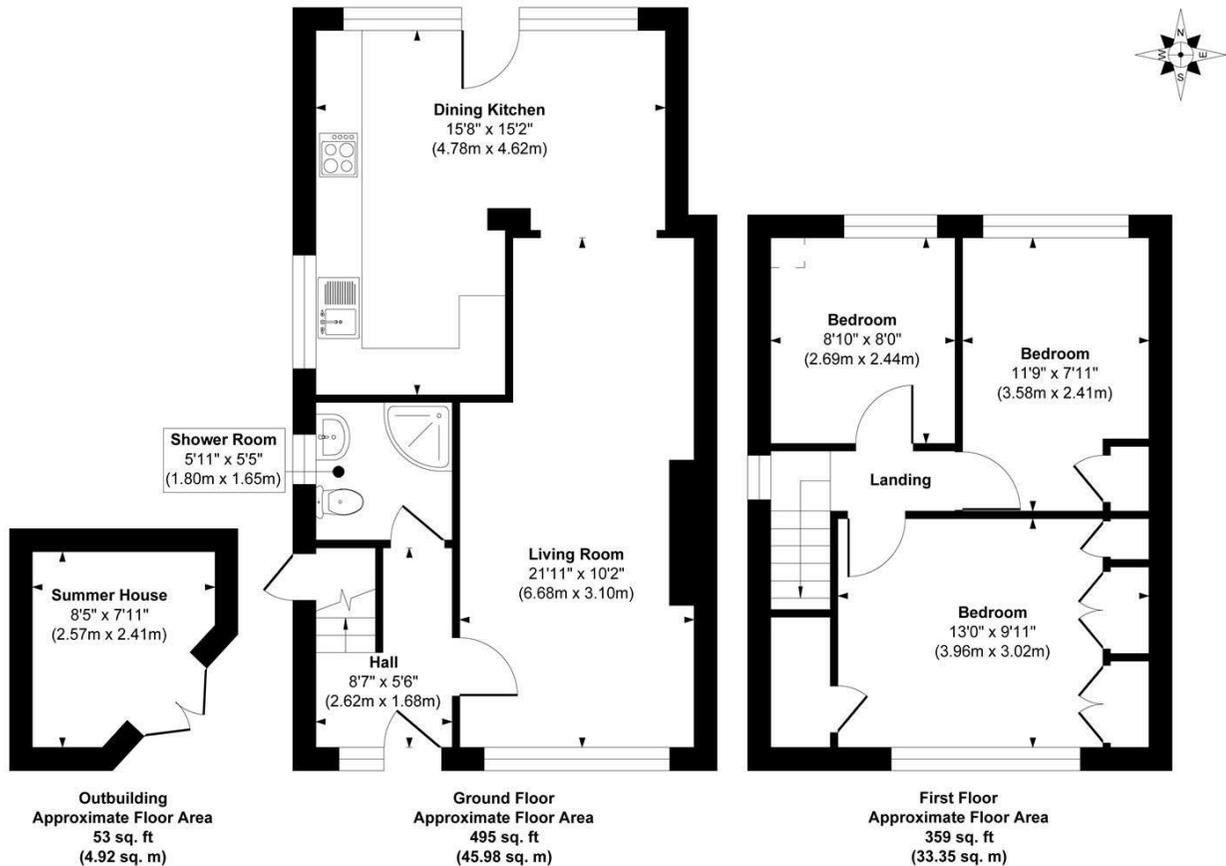
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 907.00 sq ft

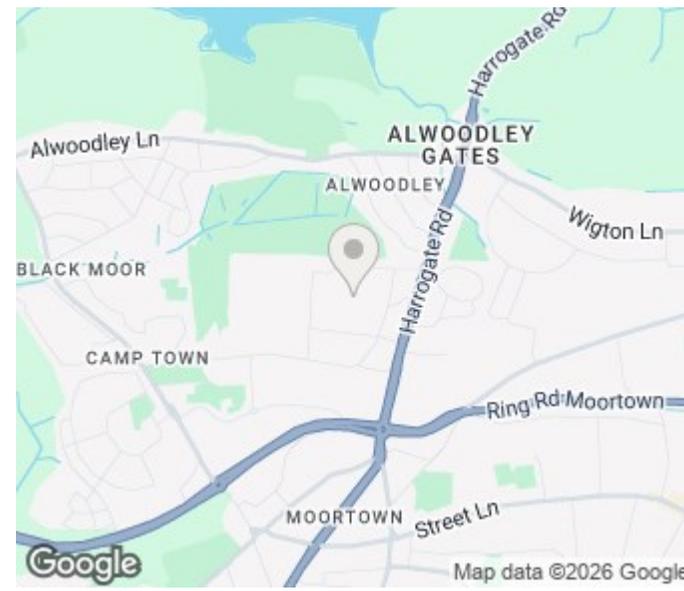
Tenure – Freehold





Approx. Gross Internal Floor Area 907 sq. ft / 84.25 sq. m (Including Outbuilding)

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	71	77
	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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