



40 BIRKDALE DRIVE  
LEEDS, LS17 7RU

£340,000  
FREEHOLD

Monroe is delighted to showcase this impressively spacious 3-bedroom residence. Perfectly positioned in the heart of Alwoodley, this home is close to top-tier schools and premium local amenities right on your doorstep.

MONROE

SELLERS OF THE FINEST HOMES

## 40 BIRKDALE DRIVE

- Located in the highly sought after location of Alwoodley
- Great family home
- Close to local amenities
- Great school catchment
- Off road parking & a private garage
- Turn key property
- Well maintained home
- Bright and airy throughout
- Spacious south facing garden
- Private fenced garden



Located in a popular residential area of Leeds, this charming semi-detached property on Birkdale Drive offers a well-organised and efficient layout across two floors, perfectly suited for modern family living. The home is introduced via a practical entrance porch that leads directly into a spacious living room. This primary reception space is a bright and welcoming environment for relaxation and social gatherings.

The ground floor seamlessly transitions into a full-width dining kitchen at the rear, which serves as a functional hub for the home. The kitchen is designed with ample workspace and a dedicated dining area, offering a pleasant outlook and access to the rear garden. This level also incorporates convenient under-stairs storage to maximize the available footprint.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. The largest bedroom is a generous double at the front of the house, while two additional bedrooms offer versatility as guest rooms, children's bedrooms, or a quiet home office. The family bathroom is centrally located and efficiently designed with a full three-piece suite.

A significant asset to this property is the large detached garage, providing an additional 141 sq. ft. of versatile space. Whether used for secure vehicle parking, a workshop, or supplemental storage, it enhances the

overall utility of the home, which boasts a total gross internal area of approximately 878 sq. ft.

The outdoor space is a standout feature of the property, offering a beautifully maintained, South facing rear garden that serves as a private sanctuary for relaxation. It is a harmonious blend of green lawn and a spacious patioed area, perfect for hosting summer gatherings or enjoying alfresco dining.

### REASONS TO BUY

- Located in the highly sought after location of Alwoodley
- Great family home
- Close to local amenities
- Great school catchment
- Off road parking & a private garage
- Turn key property
- Well maintained home
- Bright and airy throughout
- Spacious South facing garden
- Private fenced garden

### 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 exclusive selling agent Monroe Estate Agents

## 40 BIRKDALE DRIVE





## 40 BIRKDALE DRIVE

### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band C

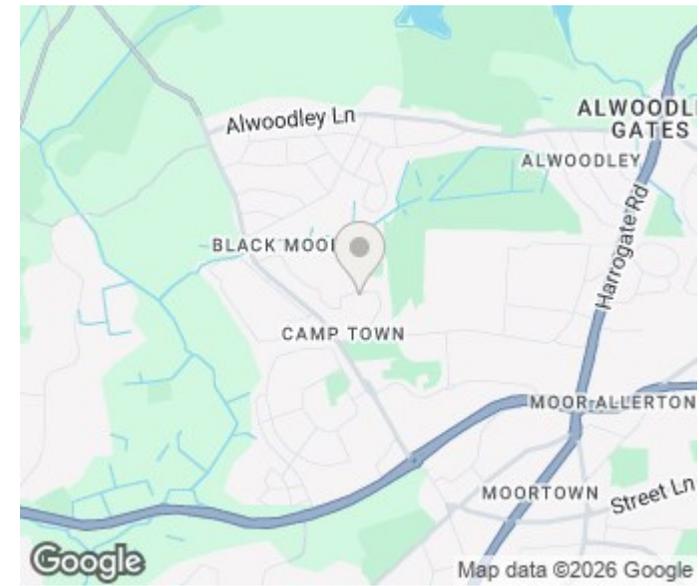
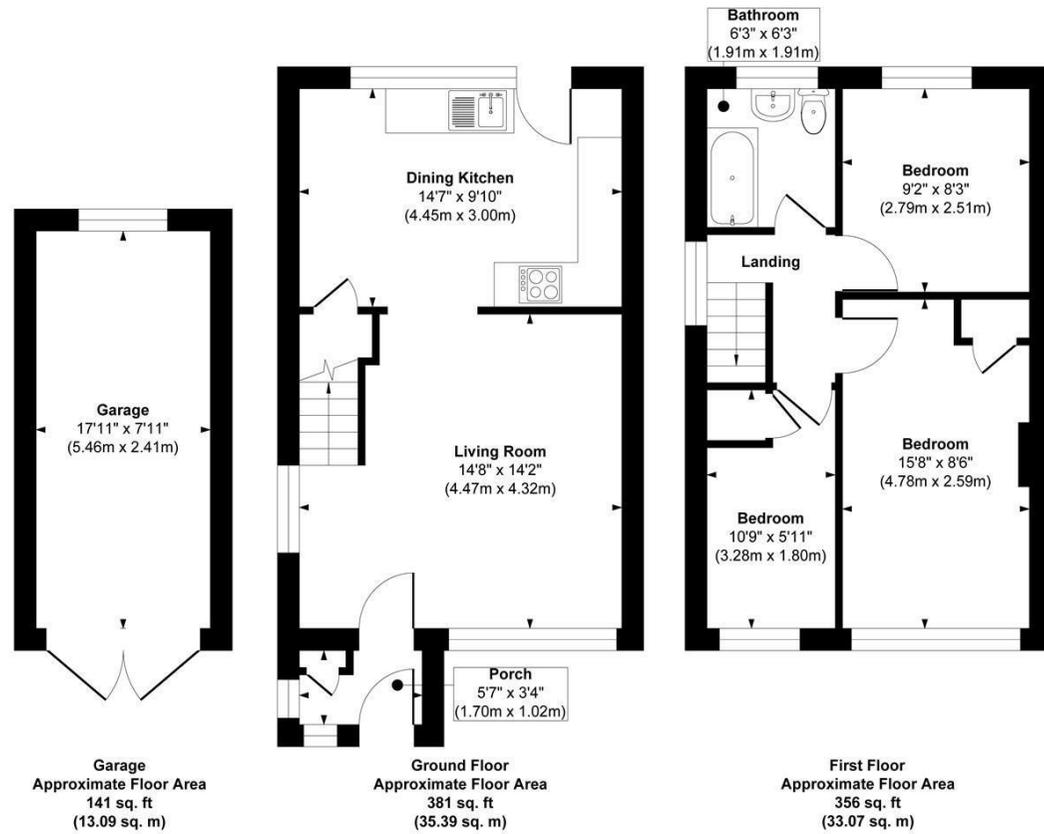
**Viewings** – By Appointment Only

**Floor Area** – 878.00 sq ft

**Tenure** – Freehold



# Birkdale Drive, Leeds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Approx. Gross Internal Floor Area 878 sq. ft / 81.55 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.

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

**MONROE**

SELLERS OF THE FINEST HOMES