



## 1 PLANE TREE CROFT

LEEDS, LS17 8UQ

£450,000  
FREEHOLD

Offering an impressive balance of generous living space and practical family accommodation, this well-designed four-bedroom home extends to approximately 1,197 sq. ft., including the integral garage. Thoughtfully arranged over two floors, the property combines bright open-plan living with versatile bedrooms, making it an ideal choice for growing families or those looking for flexible modern living.

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SELLERS OF THE FINEST HOMES

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- Spacious four-bedroom family home.
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- Open-plan kitchen with central island
- Principal bedroom with en-suite shower room
- Separate utility room for added practicality
- Features an Integral garage
- Ground floor WC and modern family bathroom
- Flexible fourth bedroom ideal as a home office or nursery



Upon entering the property, you are welcomed by a spacious entrance hall with a convenient ground floor WC, providing a practical space for guests and everyday family life. From here, the home opens into an exceptional full-length living room, measuring over 28 feet in length. Flooded with natural light from windows at both ends, this impressive reception space offers ample room for both comfortable seating and a formal dining area, creating the perfect setting for relaxing, entertaining, or family gatherings.

To the rear of the property, the contemporary kitchen enjoys an open-plan layout with space for dining and features a central island, creating a sociable hub of the home. The kitchen benefits from excellent worktop and storage space while offering direct access to a separate utility room, providing additional storage, laundry facilities and access to the outside. An internal door also leads to the integral garage, offering excellent storage potential, secure parking or scope for conversion, subject to the necessary permissions.

The first floor provides four well-proportioned bedrooms, each designed to maximise space and functionality. The principal bedroom benefits from its own private en-suite shower room, creating a comfortable retreat, while the remaining bedrooms are served by a modern family bathroom complete with bath, wash basin and WC. The fourth bedroom offers flexibility as a nursery, home office or dressing room,

ensuring the accommodation can adapt to a variety of lifestyles.

Externally, the property features a generously sized and fully enclosed rear garden that offers an excellent balance of privacy and potential. Primarily laid to lawn, the outdoor space provides a fantastic blank canvas for keen gardeners.

## REASONS TO BUY

- Situated in the desirable location of Alwoodley
- Spacious four-bedroom family home.
- Open-plan kitchen with central island.
- Principal bedroom with en-suite shower room.
- Separate utility room for added practicality.
- Features an Integral garage
- Ground floor WC and modern family bathroom.
- Flexible fourth bedroom ideal as a home office or nursery.
- Well-balanced layout perfect for modern family living.
- Over 1,190 sq. ft. of versatile accommodation including the garage.

## 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

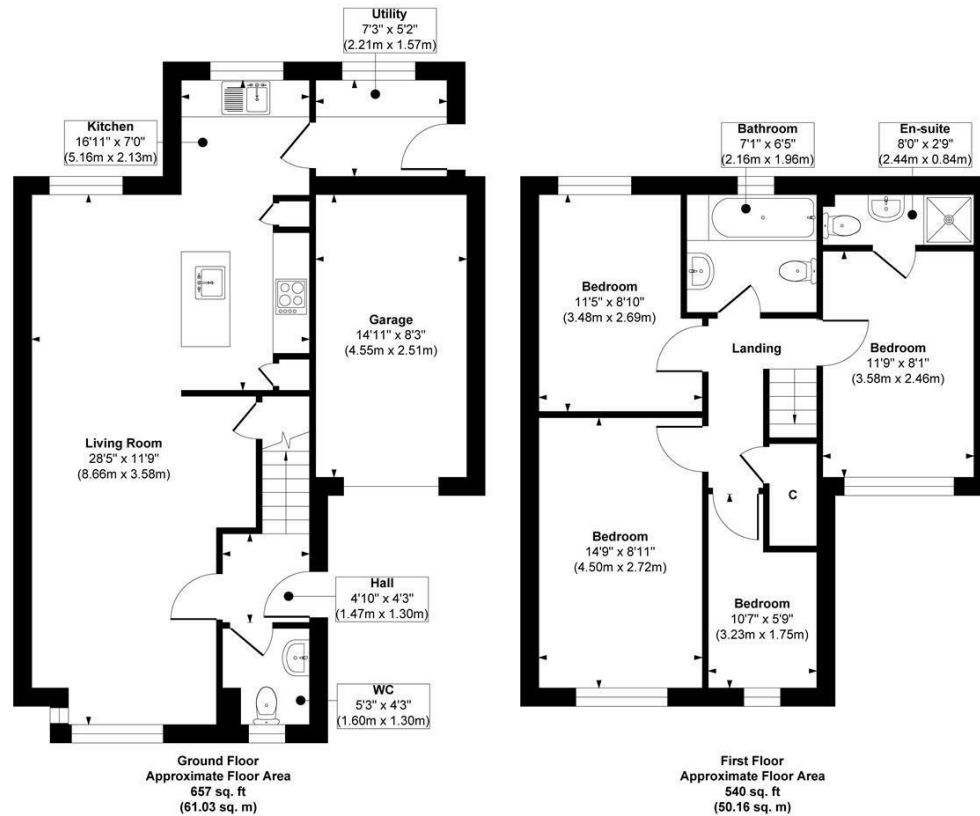
**Viewings** – By Appointment Only

**Floor Area** – 1197.00 sq ft

**Tenure** – Freehold



## Plane Tree Croft, Leeds



Approx. Gross Internal Floor Area 1197 sq. ft / 111.19 sq. m (Including Garage)

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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