



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 on the ever-popular Primley Park Lane in the heart of Alwoodley, this well-presented three-bedroom semi-detached home offers practical, flexible living in one of North Leeds' most sought-after family locations.

The property is particularly well-suited to buyers seeking the convenience of a ground floor bathroom, ideal for multi-generational living, those with mobility considerations, or simply those who value easy day-to-day accessibility without the need for stairs. This thoughtful layout is a rare and highly practical feature that many modern buyers actively look for.

Upstairs, the home provides three comfortable bedrooms, perfectly suited for young families, first-time buyers, or those looking to downsize without compromising on location. The rooms offer a cosy and manageable space that is easy to maintain and personalise.

To the rear, a private garden provides an excellent outdoor space for relaxing or entertaining, while off-street parking adds further everyday convenience.

The property sits within a highly desirable residential area, known for its strong community feel and outstanding access to local amenities. Importantly, it is positioned close to a number of well-regarded schools, including several rated highly by Ofsted within walking distance, making it a fantastic option for families

prioritising education.

Alwoodley itself remains one of Leeds' most desirable suburbs, offering a balance of green space, local shops, and excellent transport links, all contributing to its ongoing popularity with buyers.

### 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.

# 52 PRIMLEY PARK LANE







## 52 PRIMLEY PARK LANE

### ADDITIONAL INFORMATION

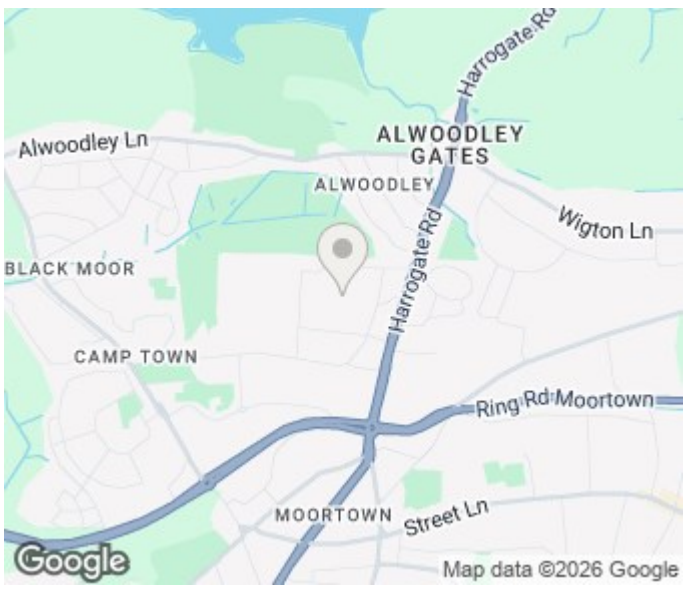
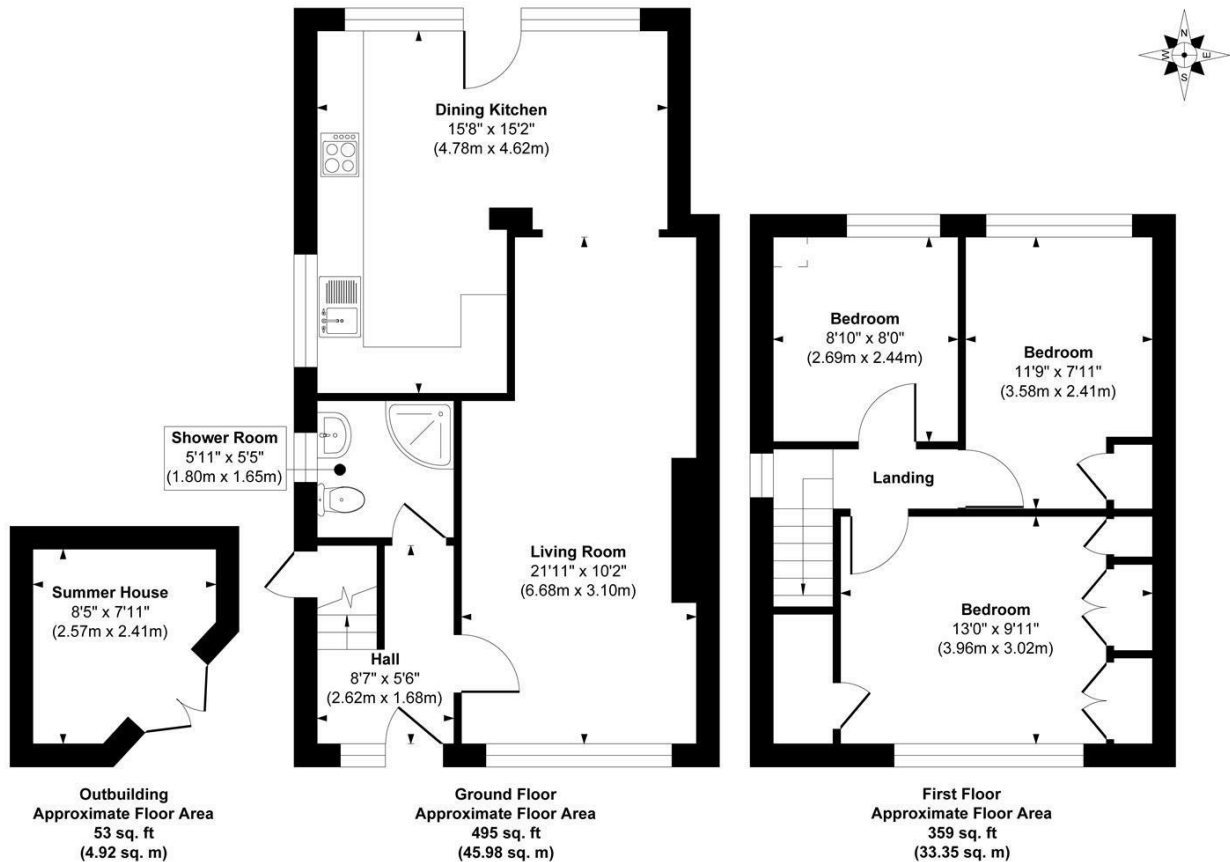
**Local Authority** – Leeds City Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 907.00 sq ft

**Tenure** – Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(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	

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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