



23 LINTON GROVE
LEEDS, LS17 8PS

£410,000
FREEHOLD

Nestled in the highly sought-after residential neighborhood of Alwoodley, this exceptional four-bedroom semi-detached family residence offers an impressive 1,246 sq ft of beautifully proportioned and versatile living space.

MONROE

SELLERS OF THE FINEST HOMES

23 LINTON GROVE

- Situated in the prime Alwoodley Location
- Perfect for growing families
- Move in ready
- Beautifully maintained garden
- Modern, open plan living
- Ample off road parking



Upon entering the ground floor, you are welcomed into a layout designed for contemporary lifestyles. At the front of the property sits a bright and commanding Sitting Room offering a warm, inviting atmosphere for family relaxation and evening downtime.

Flowing seamlessly toward the rear of the home is the true heart of the house an open-plan Kitchen and Dining Room. This grand room provides a magnificent backdrop for both casual family dining and large-scale social gatherings. Conveniently located directly off the kitchen is a highly functional, discrete Pantry, providing excellent hidden storage for culinary essentials.

The ground floor also features a dedicated, private Office. Tucked away on this level is also a bedroom a versatile room that offers excellent flexibility to be used as a guest bedroom, playroom, or an additional snug depending on your family's needs.

Ascending to the first floor, a central landing connects three beautifully proportioned bedrooms and the family bathroom.

The primary bedroom is a generous double room measuring offering ample space for a king-sized bed and extensive freestanding or fitted wardrobe configurations. The other bedroom on this floor sits adjacent, providing another excellent double room overlooking the rear aspects. The third bedroom on this level, serves as a charming single room, nursery, or

secondary walk-in dressing room. Serving the first-floor bedrooms is a family bathroom complete with a full-size bathtub.

The front of the property features a generous driveway providing ample off-road parking. Stepping outside to the rear, you are greeted by a beautifully established, private garden that seamlessly extends the home's living space into the outdoors. Batching in natural sunlight, this multi-functional garden offers a wonderful balance of practical areas and lush greenery, making it an absolute haven for both enthusiastic gardeners and busy families.

REASONS TO BUY

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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.

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

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ADDITIONAL INFORMATION

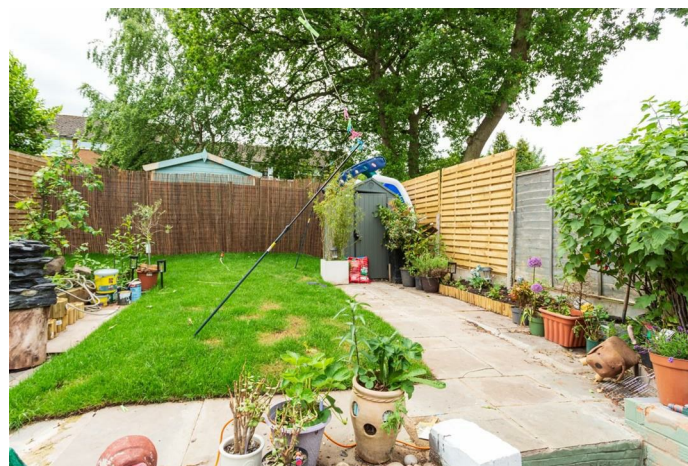
Local Authority – Leeds City Council

Council Tax – Band C


Viewings – By Appointment Only

Floor Area – 1246.00 sq ft

Tenure – Freehold





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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