



**53 THE DRIVE**  
LEEDS, LS17 7QB

**£495,000**  
FREEHOLD

Situated in the highly sought-after area of Alwoodley, this traditional semi-detached residence offers a perfect blend of classic proportions and modern living. Boasting over 1,000 sq. ft of internal space, the property is thoughtfully designed to provide ample room for both family life and entertaining.

**MONROE**

SELLERS OF THE FINEST HOMES

## 53 THE DRIVE

- Situated in the prestigious area of Alwoodley
- Turn key property
- Great flow through the home
- Light and airy throughout
- Beautifully maintained rear garden
- Great kerb appeal
- Perfect family home
- On a well positioned plot



Upon entering, you are greeted by a welcoming entrance hall that sets a spacious tone for the rest of the home. To the left, the property features an expansive, dual-aspect reception space. The living room is a particular highlight, featuring a deep bay window that floods the room with natural light. This space flows seamlessly into the formal dining room, creating an open-plan feel that is ideal for entertaining.

To the rear, the extended galley-style kitchen is a chef's delight, featuring high-spec integrated appliances including an AEG fridge-freezer, Bosch dishwasher, and CDA cooking suite. With direct garden access, it is the perfect hub for seamless indoor-outdoor living.

The first floor comprises three well-appointed bedrooms and a generous family bathroom. The principal bedroom mirrors the living room below with its elegant bay window and extensive fitted wardrobes. The second double bedroom overlooks the rear garden and also benefits from integrated storage, ensuring a clutter-free environment. A charming third bedroom provides versatility, perfectly suited as a child's room, nursery, or a quiet home office.

Serving the bedrooms is a larger-than-average family bathroom. Thoughtfully designed, it features a four-piece suite including a separate bathtub and a dedicated walk-in shower cubicle, providing a touch of luxury for the morning rush.

Externally, the garden is beautifully maintained and strikes an excellent balance between lush greenery and clean, architectural lines. It's perfectly designed for both low-maintenance upkeep and outdoor entertaining.

### 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.

#### 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 E

**Viewings** – By Appointment Only

**Floor Area** – 1096.00 sq ft

**Tenure** – Freehold



