44 WIKE RIDGE AVENUE

LEEDS, LS17 9NL

£699,995

FREEHOLD

Monroe is delighted to bring to the market this impressive four-bedroom detached family home, situated within a quiet and highly sought-after enclave of Alwoodley. Offering over 2,000 sq. ft. of versatile living accommodation, this substantial residence combines generous proportions, multiple reception spaces, and a beautifully private rear garden with stunning green belt views.

MONROE

SELLERS OF THE FINEST HOMES

44 WIKE RIDGE AVENUE

• Substantial space of versatile living area for the whole family • Located in a prime North Leeds location • Ample off-street parking and a double garage • Grand detached home • Beautifully presented throughout • Move in ready home • Four double bedrooms • Wide set kitchen layout designed for convenience • Large rear garden, perfect for families or entertaining • Great kerb appeal

44, Wike Ridge Avenue Leeds, LS17 9NL

This impressive detached family home, priced at £775,000, offers over 2,000 sq. ft. of beautifully balanced living accommodation alongside a double garage, ample parking, and stunning green belt views.

Designed perfectly for modern family living, the property enjoys a private, low-maintenance rear garden that benefits from all-day sunshine, creating an ideal setting for outdoor dining, entertaining, or simply relaxing in complete privacy.

The ground floor opens into a spacious and welcoming entrance hall, leading through to a generous living room filled with natural light from a beautiful bay window. The home offers multiple reception spaces including a formal dining room, a cosy snug/family room, and a superb open-plan kitchen diner, ideal for both everyday living and entertaining.

The kitchen is thoughtfully designed with ample workspace and storage, complemented by a separate utility room with internal access into the double garage. A downstairs WC adds further practicality.

Upstairs, the property continues to impress with four spacious bedrooms arranged around a bright central landing. The principal bedroom benefits from an en-suite shower room, while a second bedroom also enjoys its own en-suite, perfect for guests or older children.

Two further double bedrooms are served by a modern family bathroom.

Externally, the home offers excellent kerb appeal with a large private driveway providing ample off-street parking in addition to the double garage. The rear garden is beautifully maintained, easy to manage, and perfectly positioned to enjoy sunlight throughout the day, all whilst taking advantage of the peaceful green belt outlook.

Overall, this is a substantial and versatile family home combining generous proportions, flexible reception space, and a highly desirable setting, ideal for buyers seeking both practicality and lifestyle.

REASONS TO BUY

- Substantial space of versatile living area for the whole family
- Located in a prime North Leeds location
- Ample off-street parking and a double garage
- Grand detached home
- Beautifully presented throughout
- Move in ready home
- Four double bedrooms
- Wide set kitchen layout designed for convenience
- Large rear garden, perfect for families or entertaining
- Great kerb appeal
- CHAIN FREE

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.

44 WIKE RIDGE AVENUE

HEYLAND
WHITTLE

44 WIKE RIDGE AVENUE

ADDITIONAL INFORMATION

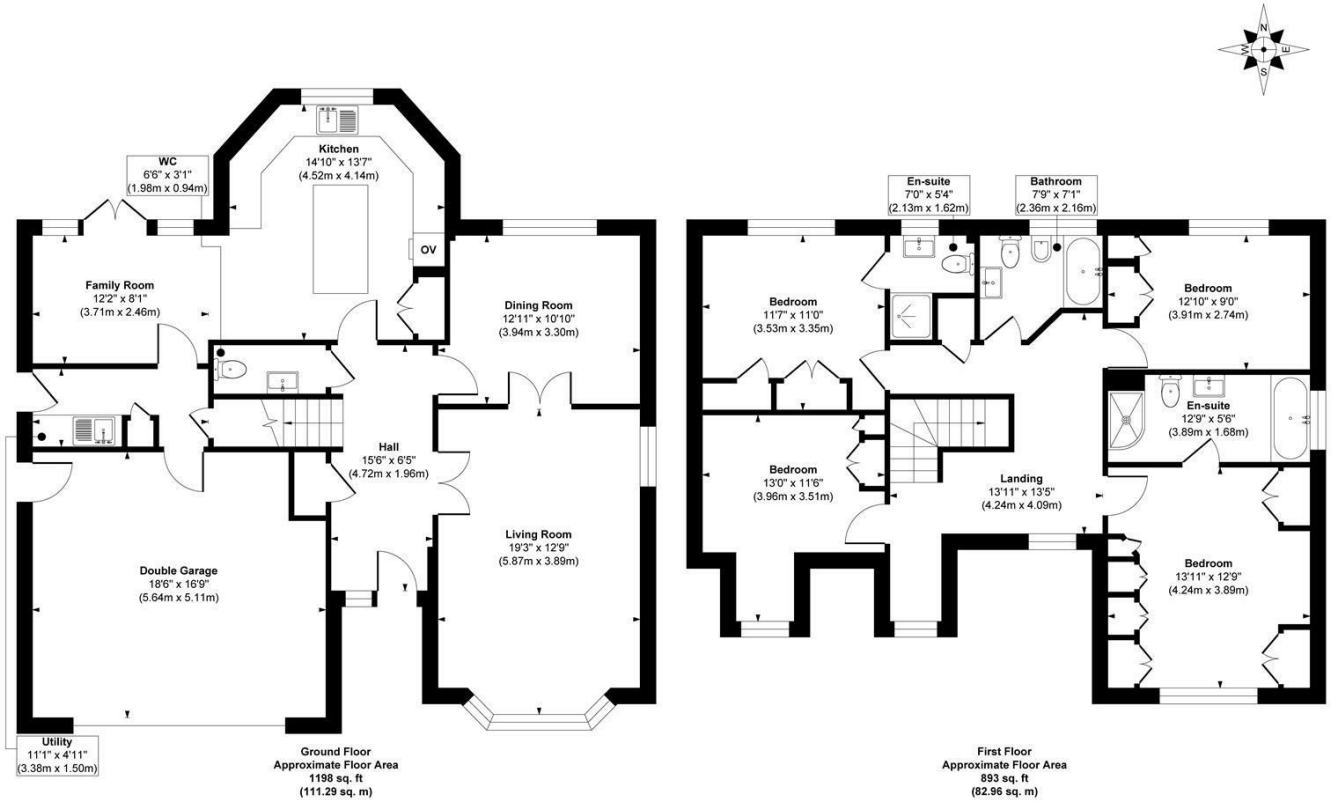
Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2091.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 2091 sq. ft / 194.25 sq. m (Including Garage)

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

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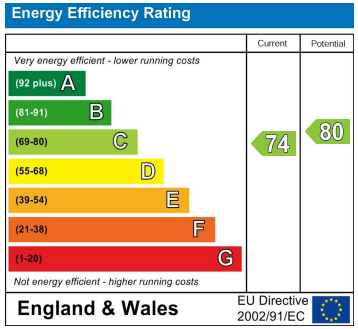

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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