



## 25 BUCKSTONE WAY

LEEDS, LS17 5HE

£375,000  
FREEHOLD

Monroe is delighted to present this beautifully proportioned traditional home, which offers a wonderful blend of character and functional living. With a gross internal floor area of approximately 1,068 sq. ft., this property would be ideal for a growing family.

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## 25 BUCKSTONE WAY

- Situated in the sought after location of Alwoodley
- Newly decorated throughout
- Ample storage
- Great for potential investors
- Fabulous school catchments
- Bright and airy throughout the whole home
- Full property rewire recently completed
- Newly fitted French doors



The ground floor is designed for both relaxation and social interaction. A welcoming entrance hall provides access to the primary living spaces, leading first into a spacious and bright living room, which is enhanced by a characterful bay window. To the rear, the layout flows seamlessly into a well-defined dining room, offering an excellent setting for formal meals or casual entertaining. Adjacent to this is a dedicated, galley-style kitchen, providing ample workspace and storage, ensuring that the ground floor is perfectly equipped for modern daily life.

Moving to the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

The master bedroom, situated at the front of the property, features an impressive run of built-in storage and a charming bay window, creating a serene and private sanctuary. A second generous double bedroom also boasts substantial built-in storage, while the third bedroom offers flexibility for use as a guest room, a child's bedroom, or a dedicated home office. The family bathroom, complete with separate shower facilities, is conveniently located to serve all three bedrooms on this floor.

This property has been newly decorated throughout and benefits from a full electrical rewire, including the installation of a new burglar alarm system.

### REASONS TO BUY

- Situated in the sought after location of Alwoodley
- Classic Charm: Beautiful, character-filled features throughout
- Ample storage
- Great for potential investors
- Newly decorated throughout
- Kitchen with integrated appliances
- Fabulous school catchments
- Bright and airy throughout the whole home
- Full property rewire recently completed
- Newly fitted French doors

### 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

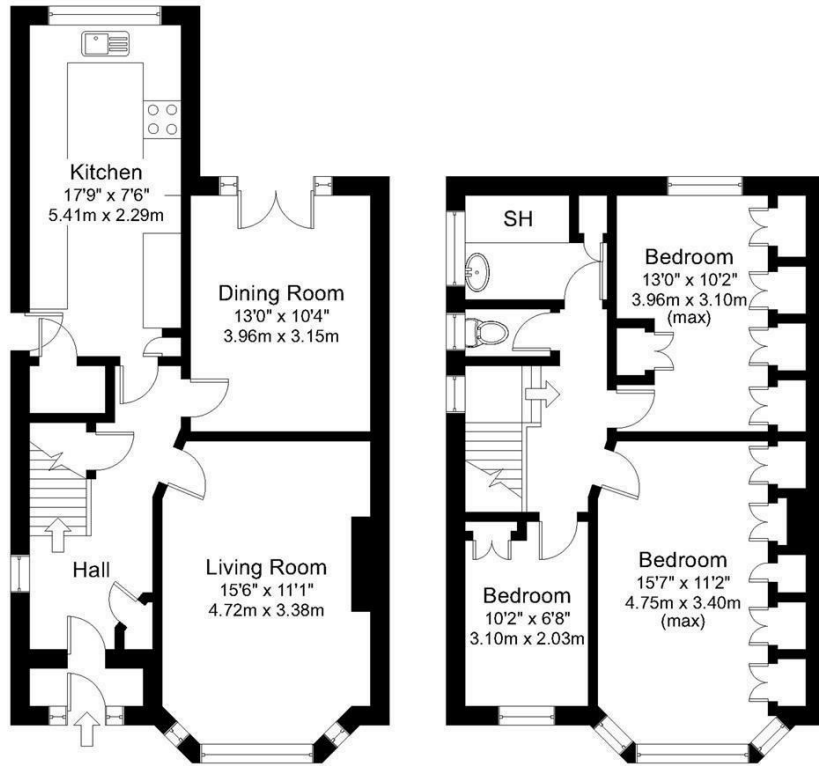
**Local Authority** – Leeds City Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1068.00 sq ft

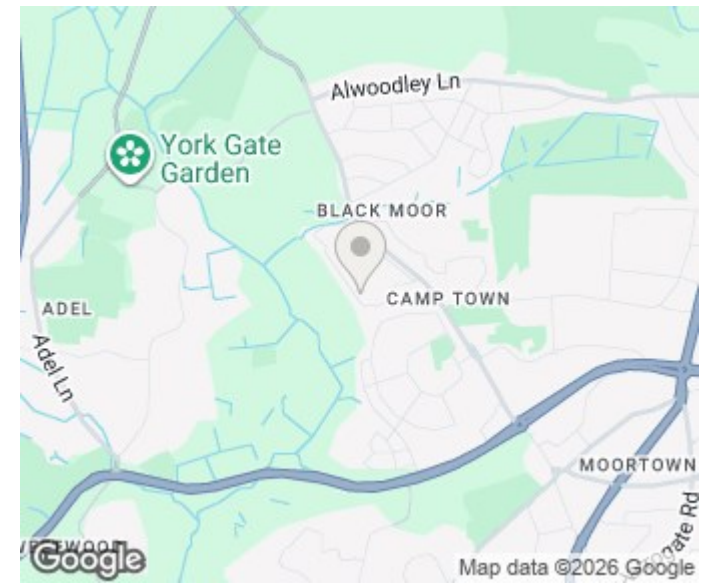
**Tenure** – Freehold



Ground Floor

First Floor

Gross internal floor area (approx.): 99.2 sq m (1,068 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
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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