

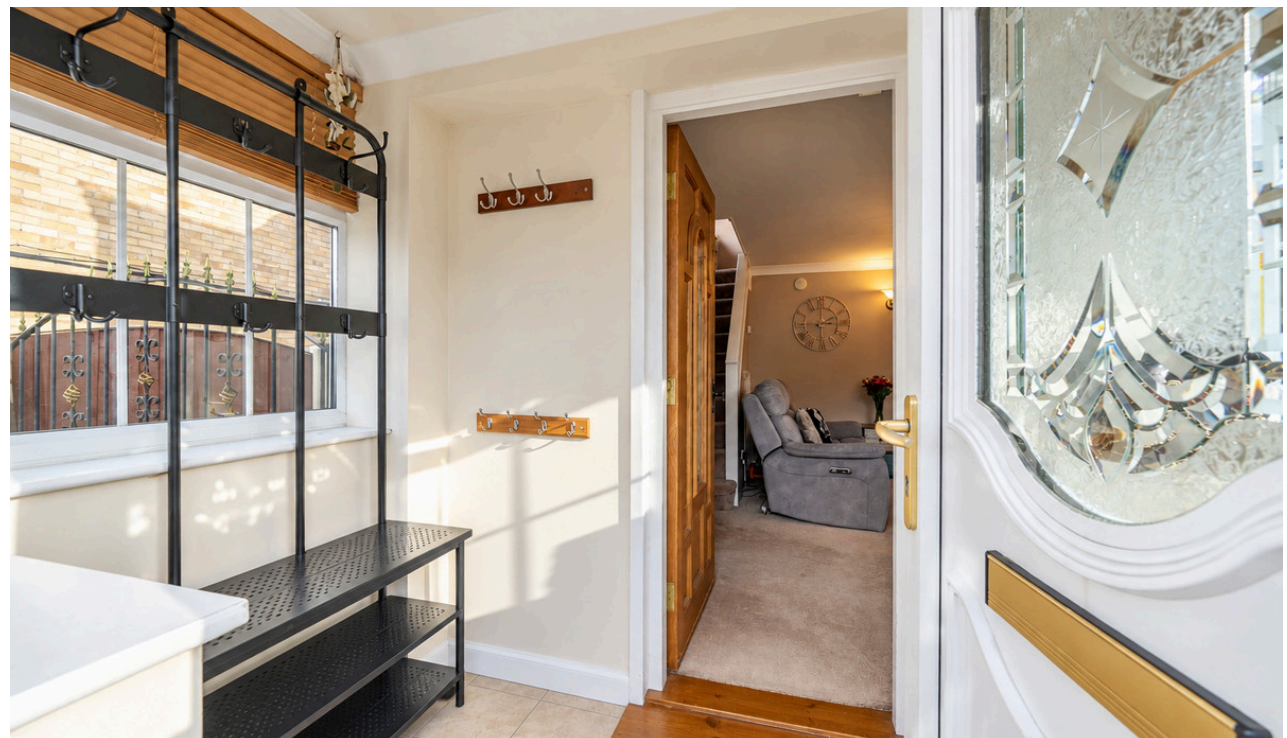


22 Linton Rise, Alwoodley, LS17 8QW



Key Features

- Charming three-bedroom semi-detached home
- Beautifully maintained and presented
- Warm and welcoming living accommodation
- Living room with archway to dining room
- Additional room overlooking the garden
- Well-appointed kitchen
- Attractive family bathroom
- Beautifully landscaped rear garden
- Entrance porch and driveway parking
- Close to amenities and schools



A charming three-bedroom semi-detached home, offering warm and welcoming living accommodation, a lovely garden room and a beautifully maintained rear garden.





Having been lovingly cared for by the same family for almost 20 years, this is a wonderful opportunity to acquire a home with a real sense of character and comfort.

Situated on Linton Rise in North Leeds, this delightful property has been a much-loved family home since 2006. Beautifully maintained and thoughtfully arranged, it offers a lovely balance of comfortable living spaces, practicality and a particularly attractive garden, making it an appealing choice for a variety of buyers.

The property is approached via a neatly maintained front garden and driveway, with a welcoming entrance porch providing a useful space for coats, shoes and everyday storage.

Stepping inside, the living room is a particularly inviting space, with a lovely, cosy feel and plenty of room to relax and unwind. An attractive archway leads through to the dining room, creating a natural flow between the two spaces while still allowing each room to retain its own character. The dining area provides a lovely setting for family meals and entertaining, with convenient access through to the kitchen.

The kitchen is fitted with a range of cabinetry and worktop space, offering a practical and well-arranged area for everyday cooking.

To the rear of the property is a lovely additional garden room, a particularly appealing feature that provides another versatile living space. Enjoying views over the rear garden and with doors opening directly outside, this bright and welcoming room is a wonderful spot to sit and enjoy the surroundings throughout the seasons.

Upstairs, the property offers three bedrooms, each providing flexibility to suit individual requirements. The principal bedroom is a comfortable and well-proportioned room, benefiting from an excellent range of fitted wardrobes and storage. The second bedroom provides further generous accommodation, while the third bedroom would work equally well as a child's bedroom, nursery or home office. A well-presented family bathroom completes the first floor.

Outside, the rear garden is a particularly lovely feature of this home. Beautifully maintained and thoughtfully landscaped, it offers a wonderful combination of lawn, established planting and a patio seating area, creating an inviting space for outdoor dining, entertaining or simply relaxing. The garden has clearly been lovingly cared for over the years and provides a delightful extension of the living accommodation during the warmer months.

To the front, the property enjoys a neatly presented garden and driveway providing off-street parking.

Linton Rise is a popular residential address in North Leeds, conveniently positioned for a range of local amenities, shops, schools and transport links. The surrounding area offers easy access to the wider amenities of North Leeds, together with convenient routes into Leeds City Centre.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



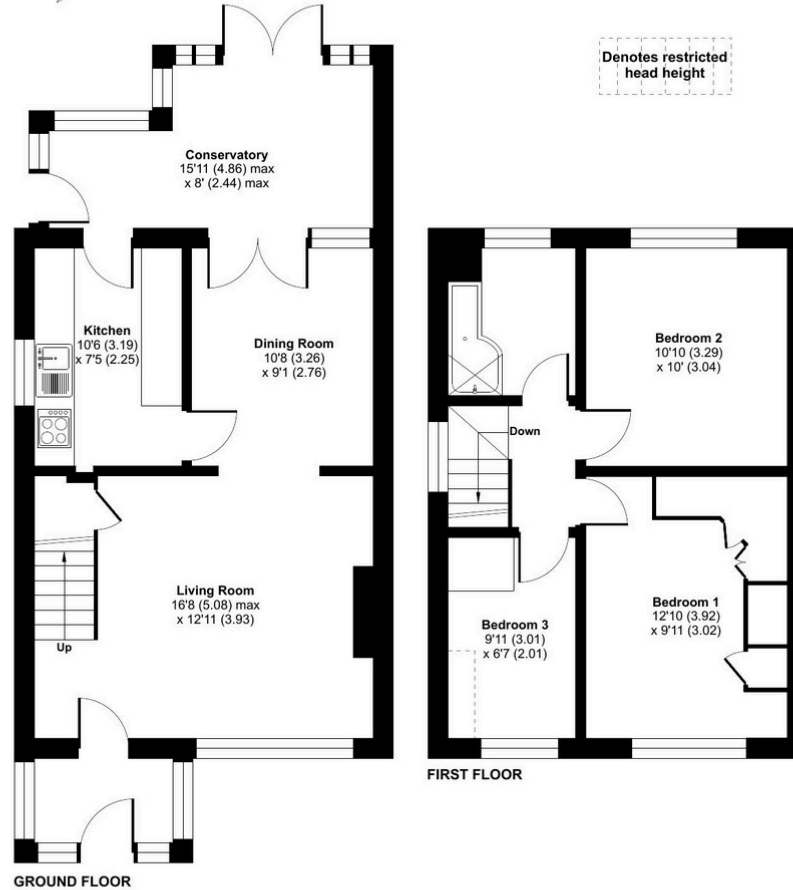
Linton Rise, Leeds, LS17

Approximate Area = 956 sq ft / 88.8 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 961 sq ft / 89.2 sq m

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Butler Ridge. REF: 1535707

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	73
		EU Directive 2002/91/EC	
		67	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		71	73
		EU Directive 2002/91/EC	
		71	

Tenure Type: Freehold

Council Tax Band: C

Council Authority: Leeds City Council

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