



32 OAKDENE DRIVE
LEEDS, LS17 8XW

£190,000
LEASEHOLD

Monroe is delighted to present this well-proportioned two-bedroom ground floor flat in sought-after Alwoodley, it offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

MONROE

SELLERS OF THE FINEST HOMES

32 OAKDENE DRIVE

- Located in the highly desirable area of Alwoodley
- Ground floor
- Close to local amenities
- Great for first time buyers, investors or downsizers
- Move in ready
- Bright and airy
- Great flow throughout
- Beautifully presented
- Fitted wardrobes
- Sold chain free



Situated in the highly sought-after area of Alwoodley, this well-proportioned two-bedroom flat offers a fantastic opportunity for first-time buyers, downsizers, and investors alike. The property features a thoughtful, practical layout that balances comfort with ease of living.

Upon entering, you are welcomed into a central hallway that provides seamless access to all rooms. The heart of the home is the bright and generously sized living room. Enhanced by a bay-style window that floods the space with natural light, it provides an inviting atmosphere perfect for both relaxing and entertaining.

Adjacent to the living area is a practical, galley-style kitchen, which offers ample worktop and storage space, ensuring a functional cooking environment while maintaining a distinct separation from the main living quarters.

The accommodation includes two bedrooms: a spacious principal room that comfortably accommodates a double bed and additional furniture, and a versatile second bedroom, ideal for use as a guest room, home office, or nursery. Completing the home is a modern shower room, fitted with a shower enclosure, wash basin, and WC, designed for efficiency and convenience.

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 leasehold 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

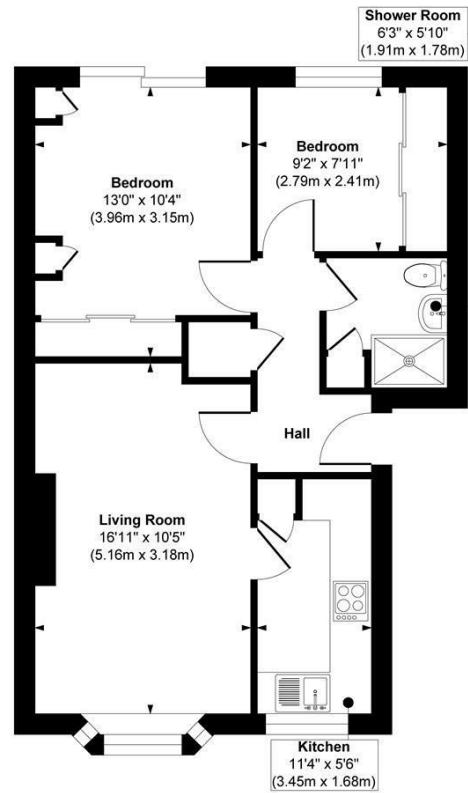
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 549.00 sq ft

Tenure – Leasehold



Floor Plan

Approx. Gross Internal Floor Area 549 sq. ft / 51.00 sq. m

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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