





45 LINTON RISE

LEEDS, LS17 8QW

£485,000

FREEHOLD

Monroe is delighted to present this well-presented and versatile three-bedroom home, offering excellent family accommodation and a move-in ready finish throughout.

MONROE

SELLERS OF THE FINEST HOMES

45 LINTON RISE

• Situated in the desirable Alwoodley location • Move-in ready • Three well-proportioned bedrooms • Impressive open-plan dining kitchen • Dedicated home office/study • Property features a air source heat pump • Family bathroom & additional shower room • Excellent entertaining space • Practical two-storey layout • Ideal modern family home





Upon entering the property, you are welcomed into a spacious and versatile ground floor, thoughtfully arranged to provide excellent accommodation for both everyday family life and entertaining. The impressive dining kitchen forms the heart of the home, offering a generous open-plan space with ample room for a substantial dining table and comfortable seating, together with a well-positioned kitchen area and central island. The property also benefits from an air source heat pump, providing an efficient and modern heating solution.

The ground floor also benefits from a separate living room, providing a comfortable and inviting space to relax away from the main living areas. A useful study is also positioned on this floor, making an ideal home office, study or quiet workspace. A convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms, offering flexibility for families, guests or those requiring additional home-working space. The principal bedroom provides a generous double bedroom, while the second and third bedrooms offer further versatile accommodation, with potential for use as bedrooms, dressing rooms or home offices. The first floor is completed by a family bathroom and an additional shower room, providing excellent convenience for modern family living.

Overall, the property provides well-planned accommodation arranged over two floors. The combination of an impressive dining kitchen, separate living room, dedicated study, three bedrooms, multiple bath/shower facilities and an air source heat pump creates a highly versatile and energy-conscious home, ideally suited to modern family life.

REASONS TO BUY

- Situated in the desirable Alwoodley location
- Move-in ready
- Three well-proportioned bedrooms
- Impressive open-plan dining kitchen
- Dedicated home office/study
- Flexible family accommodation
- Property features a air source heat pump
- Family bathroom & additional shower room
- Excellent entertaining space
- Practical two-storey layout
- Ideal modern family home

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 air source heat pump, water and electricity.

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

Viewings by appointments only.

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ST.PAUL'S ROAD
NUMBER: 1A
LADYSMITH ROAD
NUMBER: 7
FLORET STREET
NUMBER: 10







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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

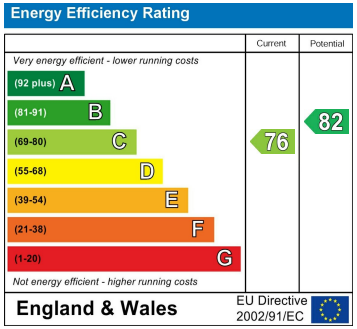
Viewings – By Appointment Only

Floor Area – 1183.00 sq ft

Tenure – Freehold







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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