



20 MOUNT RISE

LEEDS, LS17 7QR

£550,000
FREEHOLD

Monroe is delighted to present this spacious 5-bedroom home is situated in the highly sought-after suburb of Alwoodley, close to local amenities and transport links. It would make the perfect family home.

MONROE

SELLERS OF THE FINEST HOMES

20 MOUNT RISE

- Prime Location: Located in the heart of Alwoodley
- Generous Living Space
- Perfect family home
- Highly regarded local schools nearby
- Sought-after residential setting
- Ample off road parking
- Strong transport links
- Convenient access to shops, restaurants, and leisure facilities
- Private garage
- Ample family living space



Occupying a generous footprint in a desirable Leeds postcode, this substantial semi detached residence offers an expansive and versatile layout spread across three well-appointed floors. The ground floor serves as the heart of the home, characterised by an impressive open-plan kitchen and dining area. The kitchen features a dedicated preparation space alongside a larger breakfast or family area, complete with extensive storage and modern integrated appliances. This space flows naturally into a formal dining room at the front, which is bathed in natural light thanks to a large traditional bay window.

The living accommodation continues with a separate living room at the rear of the property, featuring double doors that open out to the garden, making it an ideal space for both relaxation and entertaining. Practicality is well-catered for on the entrance level, which includes a welcoming porch and a central hall that provides access to a guest WC and additional storage. The exterior benefits further from a detached garage.

On the first floor, the landing leads to three well-proportioned bedrooms and a family shower room. The principal bedroom mirrors the bay window of the dining room below. The second large double bedroom on this level includes extensive built-in wardrobes, while the third bedroom overlooks the front aspect.

The top floor has been thoughtfully converted to

provide two additional bedrooms and a second shower room, making this an ideal home for a large family or those requiring dedicated home office spaces.

With a total internal area of approximately 2,123 square feet, the property strikes a perfect balance between communal social spaces and private retreats. This is a home designed for comfortable living.

REASONS TO BUY

- Prime Location: Located in the heart of Alwoodley
- Generous Living Space
- Perfect family home
- Highly regarded local schools nearby
- Sought-after residential setting
- Ample off road parking & a garage
- Strong transport links
- Convenient access to shops, restaurants, and leisure facilities

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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

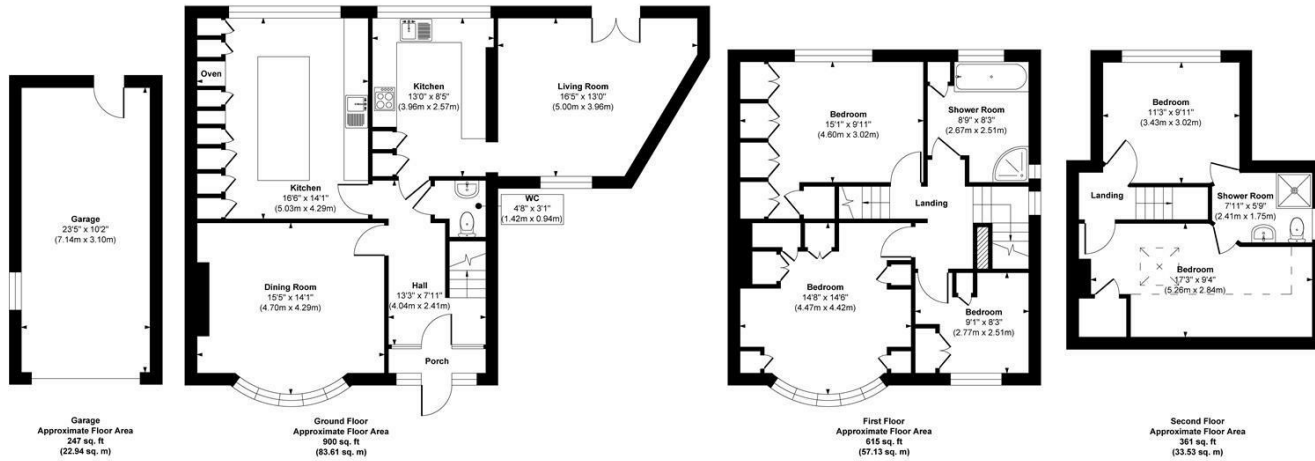
Viewings – By Appointment Only

Floor Area – 2123.00 sq ft

Tenure – Freehold



Mount Rise, Leeds



Approx. Gross Internal Floor Area 2123 sq. ft / 197.21 sq. m (Including Garage)

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			
(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	
		72	82

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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