



81 HIGH ASH CRESCENT

LEEDS, LS17 8RL

£499,950
FREEHOLD

Monroe is delighted to present this beautifully presented throughout spacious bungalow, it offers two well-proportioned bedrooms, two modern bathrooms, and a contemporary fitted kitchen. Situated in the highly sought-after area of Alwoodley, the property combines stylish, single-level living with easy access to local amenities, reputable schools, and excellent transport links — perfect for families or downsizers alike.

MONROE

SELLERS OF THE FINEST HOMES

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- Peaceful and prestigious Alwoodley location
- Ample off-street parking
- Modern kitchen with integrated appliances
- Ideal for family life, working from home, and entertaining
- Beautifully presented throughout
- Converted garage
- Close to excellent local amenities
- Spacious rear garden
- Off road parking
- Single level living



This beautifully presented and generously sized bungalow offers exceptional living space and flexible accommodation in one of Leeds' most sought-after residential areas, Alwoodley. Designed for comfort and practicality, the property provides stylish single-level living with a superb flow throughout.

At the heart of the home is a modern kitchen, perfectly appointed with quality fittings and ample storage. A useful utility room is conveniently located just off the kitchen, providing extra space for laundry and household essentials while helping to keep the main living areas neat and organised.

The property offers two spacious bedrooms, including a large primary bedroom with an en suite bathroom, and a further well-proportioned second bedroom. The bright and airy living area provides the perfect setting for relaxation, enhanced by the addition of a conservatory that floods the home with natural light and creates a wonderful connection to the garden.

A thoughtfully converted garage adds to the property's versatility, offering the option of a third bedroom, or a home office, depending on your lifestyle needs. The bungalow's well-planned layout ensures comfortable, accessible living, with plenty of storage and natural light throughout.

Externally, the home sits within attractive,

well-maintained grounds. The front garden and ample off-street parking add both convenience and curb appeal, while to the rear, a generous garden provides the perfect space for outdoor entertaining, complemented by a patio area to the side.

Ideally situated close to excellent local amenities, highly regarded schools, and convenient transport links, this property offers the perfect balance of space, comfort, and location. A neighbouring park and local shops are just a short 2–3-minute walk away, easily accessed via a ginnel right next to the property. It's an outstanding opportunity for families, downsizers, or anyone seeking a well-proportioned home in a peaceful and prestigious setting.

REASONS TO BUY

- Peaceful and prestigious Alwoodley location
- Ample off-street parking
- Modern kitchen with integrated appliances
- Ideal for family life, working from home, and entertaining
- Beautifully presented throughout
- Converted garage
- Close to excellent local amenities
- Spacious rear garden
- Off road parking
- Single level living

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 gas, 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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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

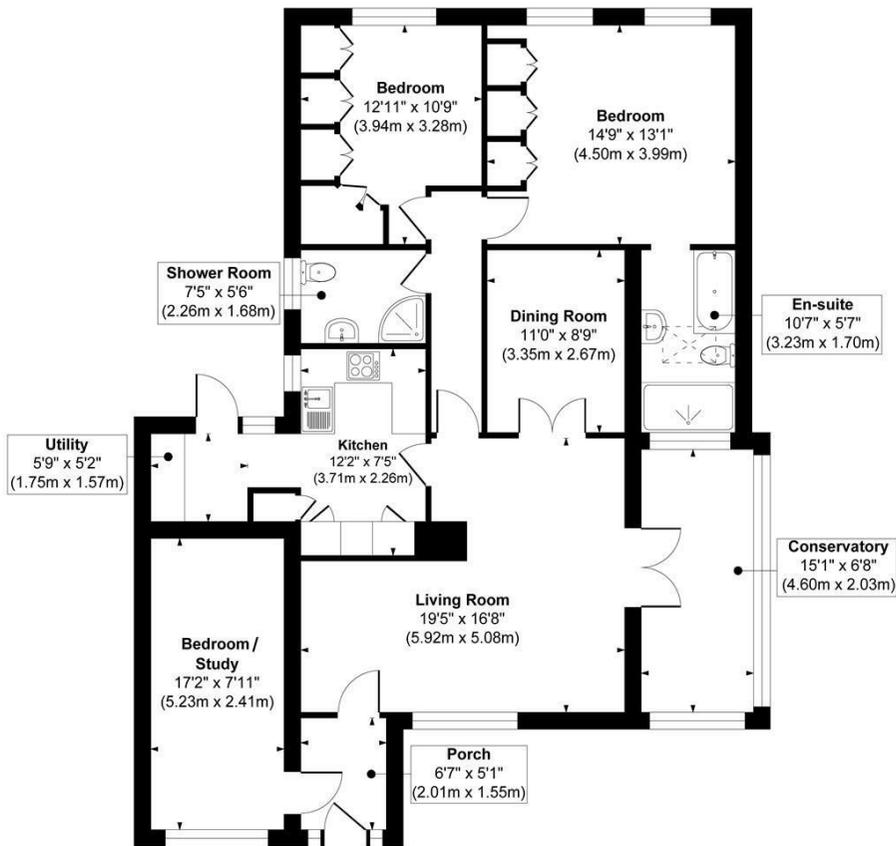
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1306.00 sq ft

Tenure – Freehold





Floor Plan
Approx. Gross Internal Floor Area 1306 sq. ft / 121.33 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		
(55-68) D	71	78
(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

Alwoodley Sales
 716 King Lane Alwoodley
 Leeds
 West Yorkshire
 LS17 7BA

0113 870 4443
 hello@monroeestateagents.com
 www.monroeestateagents.com

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