



6 WOODLEA APPROACH

LEEDS, LS6 4SA

£650,000
FREEHOLD

Monroe is delighted to present this well-proportioned four-bedroom family home offering versatile living accommodation, a generous garage, conservatory and a practical layout arranged over two floors. The property provides a comfortable combination of reception space, kitchen facilities and well-sized bedrooms, making it well suited to family living.

MONROE

SELLERS OF THE FINEST HOMES

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- Spacious Four-Bedroom Home • Two Generous Reception Rooms • Separate Utility Room • Bright Conservatory • Convenient Ground-Floor WC • Two Excellent Double Bedrooms • Versatile Third Bedroom • Large Garage & Storage • Ideal Family Layout • Plenty of Flexible Living Space



Upon entering the property, you are welcomed into a spacious entrance hall, creating an impressive first impression and providing access to the principal rooms of the ground floor. The comfortable living room offers an ideal space for relaxing and family life, while the well-equipped kitchen is complemented by a separate utility room for added practicality. A dedicated dining room provides an excellent setting for family meals and entertaining.

The property also benefits from a conservatory, offering a versatile additional reception room which could be used as a family room, home office or sitting area. A convenient ground-floor WC and useful cloakroom cupboard add further practicality, while the spacious hall provides a welcoming entrance to the home.

Upstairs, the property offers four well-proportioned bedrooms, including two generous double bedrooms and a versatile third bedroom which would be suitable for a child, guest room or home office. The spacious landing provides a good sense of openness and also offers useful storage, with the first floor completed by a family bathroom.

Externally, the rear garden is beautifully landscaped and well maintained, combining paved seating areas, lawned spaces and attractive planted borders. Offering a private and peaceful setting, it provides plenty of space for outdoor dining, entertaining and relaxing,

with the conservatory creating a seamless connection to the garden. The property also benefits from a garage and off-street parking, while there is easy and convenient access nearby to a woodland walk, providing an attractive opportunity to enjoy the surrounding area.

REASONS TO BUY

- Spacious Four-Bedroom Home
- Two Generous Reception Rooms
- Bright Conservatory
- Separate Utility Room
- Convenient Ground-Floor WC
- Two Excellent Double Bedrooms
- Large Garage & Storage
- Ideal Family Layout
- Plenty of Flexible Living Space

ENVIRONS

Located between Headingley, Meanwood and Weetwood. Waitrose, Sainsbury's, shopping parades, bars and restaurants and a cinema are all within walking distance. The property is also perfectly situated for access to the beautiful Meanwood Park (there is a direct footpath alongside the cul-de-sac opposite) and the Hollies. There are regular transport links to Leeds City Centre via the A660, or alternatively Meanwood Road.

SERVICES

We are advised that the property has mains gas, mains water and mains drainage.

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 appointment only.

The use of CGI has been used in this listing.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

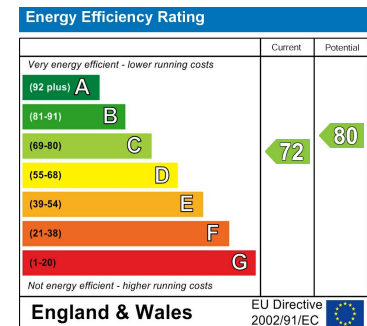
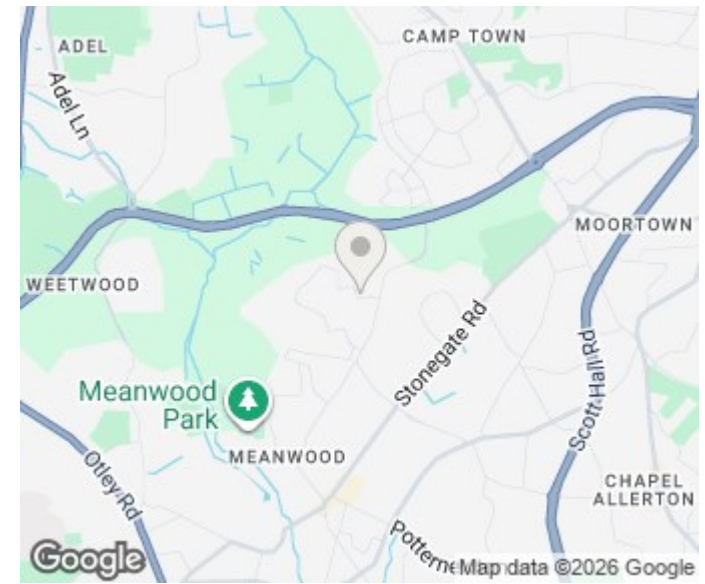
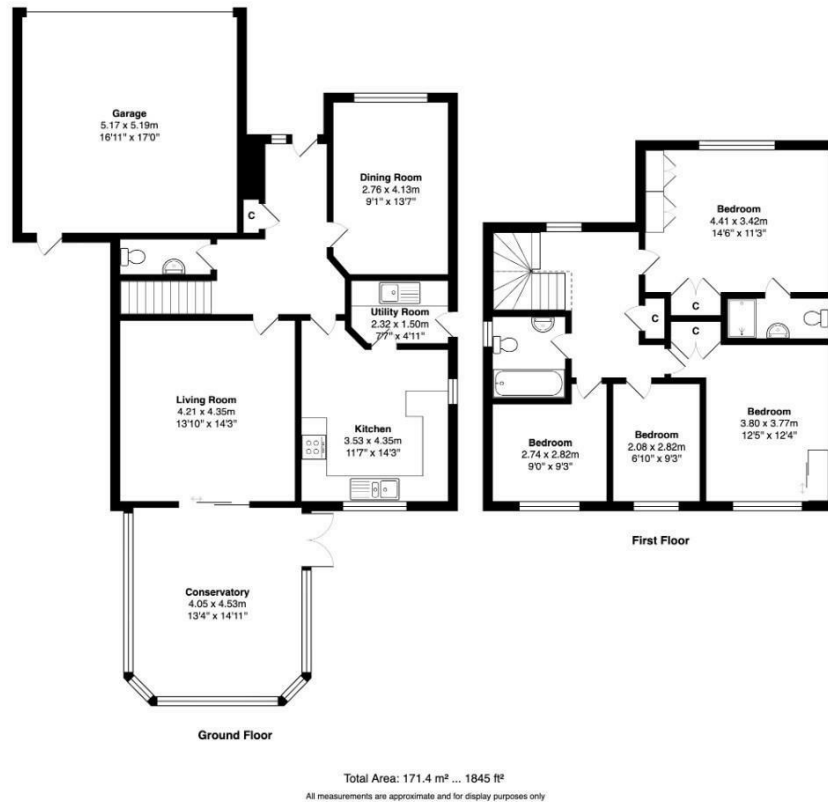
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1845.00 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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