



10 TALL TREES
LEEDS, LS17 7WA

£500,000
FREEHOLD

Monroe is delighted to showcase this exceptional 4-bedroom detached residence, perfectly situated in one of Leeds' most prestigious postcodes. Nestled in the heart of Alwoodley, this property offers the ultimate sanctuary for family life.

MONROE

SELLERS OF THE FINEST HOMES

10 TALL TREES

- Situated in the sought after area of Alwoodley
- Convenient utility room
- Dedicated home office space
- Substantial double garage
- Dual aspect living room
- Four spacious bedrooms
- Efficient, flowing layout
- Close to local amenities
- Off road parking
- Spacious, well maintained rear garden



Situated in the sought-after area of Leeds, this property is an expansive detached residence offering a perfect blend of modern living and functional design. This well-proportioned family home spans approximately 1,610 sq. ft including a substantial double garage, making it an ideal choice for those seeking space and versatility.

The heart of the home is a full-width Dining Kitchen designed to be the hub of family life. With ample space for a large dining table and views out to the rear, it provides a seamless flow for both daily meals and hosting. Adjacent to the kitchen is a practical Utility Room, keeping laundry and noisier appliances tucked away, while a separate WC and a dedicated Study offer the essential quiet space near the front of the property.

Across the welcoming entrance hall lies the dual-aspect Living Room. This bright and airy space serves as a perfect retreat for relaxation, offering generous proportions for comfortable seating arrangements.

The upper level is thoughtfully arranged around a central landing, leading to four well-sized bedrooms. The primary bedroom features a private En-suite, providing a touch of luxury and convenience. The remaining three bedrooms—including a notably spacious second double—are served by a modern Family Bathroom, ensuring plenty of facilities for a growing household. Integrated storage solutions throughout the bedrooms help maintain a clean and

uncluttered feel.

Externally, the property boasts a detached Double Garage offering 272 sq. ft of secure parking or additional workshop space. The layout has a generous plot that complements the internal scale of the home, positioned in a quiet residential setting.

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

TENTURE

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.

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ADDITIONAL INFORMATION

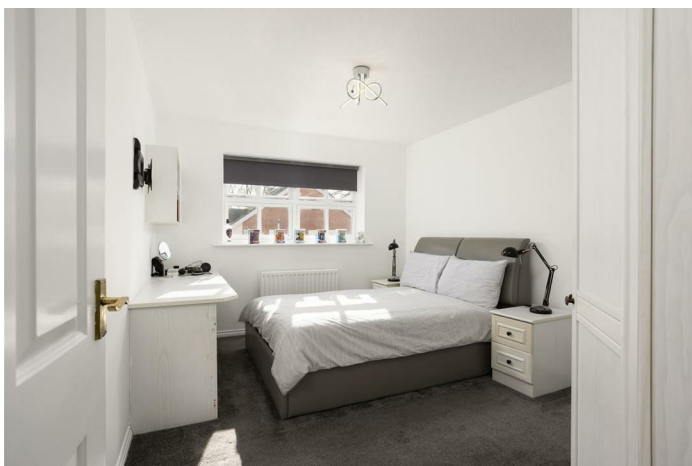
Local Authority – Leeds City Council

Council Tax – Band E

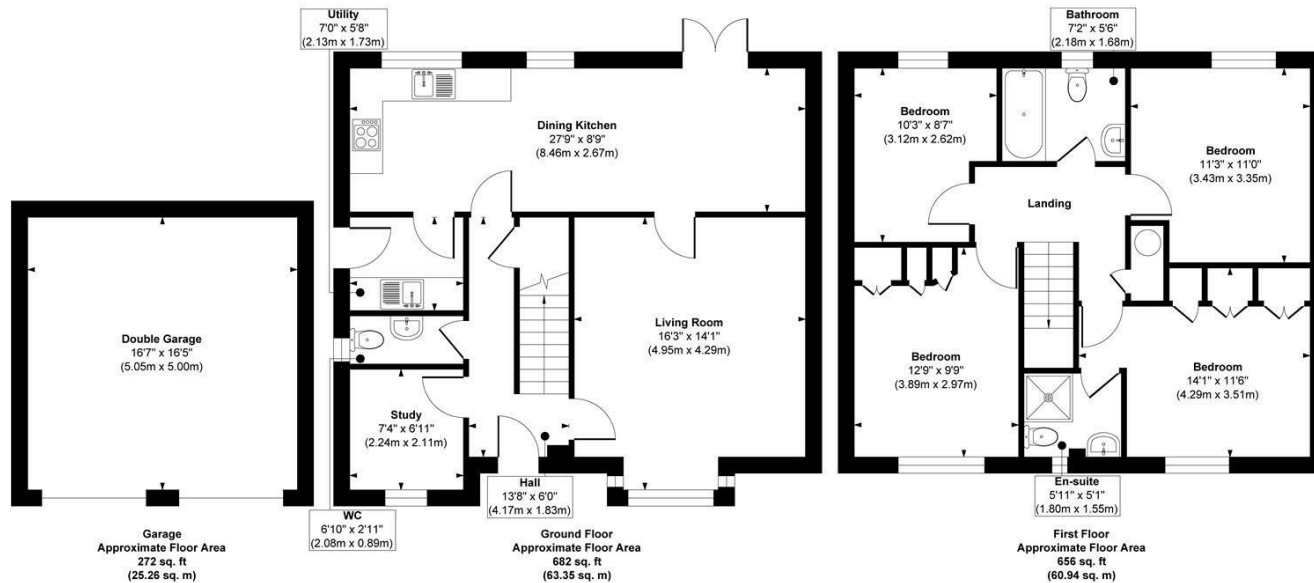
Viewings – By Appointment Only

Floor Area – 1610.00 sq ft

Tenure – Freehold



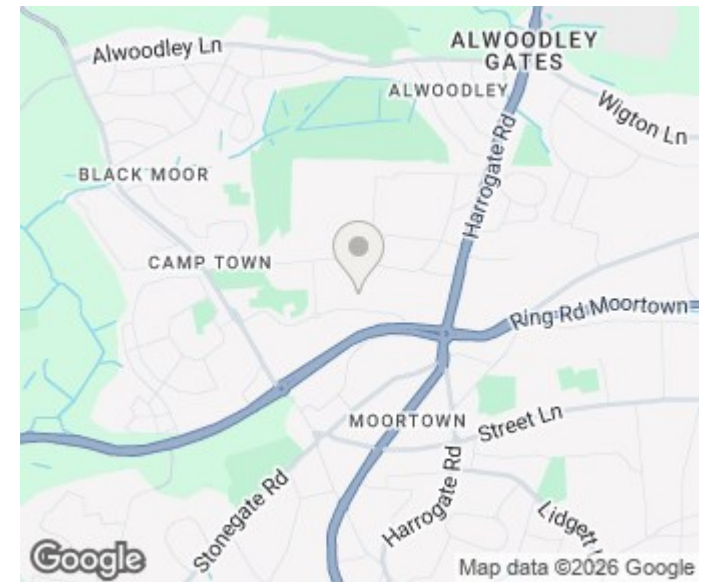
Tall Trees, Leeds



Approx. Gross Internal Floor Area 1610 sq. ft / 149.55 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	74	77
(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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