



## 5 PRIMLEY PARK ROAD

LEEDS, LS17 7HR

£600,000  
FREEHOLD

Set across three well-planned floors, this substantial family home offers an excellent combination of spacious living accommodation, five well-proportioned bedrooms and an impressive open plan kitchen/living area. The property has been thoughtfully arranged to provide a comfortable and versatile home, with plenty of space for both everyday family life and entertaining.

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## 5 PRIMLEY PARK ROAD

- Five Generous Bedrooms – Plenty of space for family and guests.
- Spacious Living Areas – Flexible rooms for relaxing and entertaining.
- Well-Equipped Kitchen – Practical and functional for everyday living.
- Excellent Family Home – Designed with modern family life in mind.
- Multiple Bathrooms & WC Facilities – Added convenience for busy households.
- Principal Bedroom Suite – Generous top-floor bedroom with its own private ensuite and added sense of privacy.
- Gated Driveway – Private off-road parking for two vehicles, offering excellent everyday convenience.
- Private Garden – A versatile outdoor space ideal for relaxing, entertaining and family enjoyment.
- Bright & Welcoming Accommodation – Plenty of natural light throughout.
- Generous Overall Space – Substantial accommodation spread across two floors.



Upon entering the ground floor, you are welcomed into a generous central reception space which provides an excellent hub for the home. With its substantial proportions and connection to the surrounding rooms, this area offers plenty of flexibility for family living and entertaining. The ground floor benefits from a cosy separate family lounge, providing a comfortable space to relax away from the main living areas.

The ground floor also benefits from a modern open-plan kitchen, living and dining area, featuring a newly fitted kitchen with a range of contemporary units, work surfaces and integrated facilities. The open-plan arrangement creates a natural flow between the kitchen, dining and living areas, with doors opening directly into the garden and providing an excellent connection between the indoor and outdoor spaces. This versatile layout is particularly well suited to family living and entertaining.

A further family lounge provides additional versatility, creating a comfortable second sitting room away from the open-plan living space. The ground floor is completed by a useful WC, along with additional storage and access points throughout. The combination of separate and open-plan living areas provides excellent flexibility for the new owners and allows the space to be adapted to suit their individual requirements.

Moving upstairs, the property provides four bedrooms,

offering excellent accommodation for a growing family, visiting guests or those requiring dedicated home-working space. The bedrooms are arranged around a central landing and include a range of well-proportioned rooms, providing flexibility to accommodate bedrooms, offices or dressing rooms as required.

The first floor is served by a well-positioned family bathroom, providing convenience for the household, while the accommodation continues to the top floor where the principal bedroom is located. Particularly generous in size, the principal bedroom occupies its own floor and benefits from a private ensuite, creating a wonderful sense of privacy and separation from the remaining bedrooms. Several rooms benefit from good natural light and pleasant outlooks, creating bright and comfortable private spaces away from the main living areas.

Externally, the property is complemented by a private garden, offering an excellent setting for outdoor enjoyment and entertaining. The garden provides a versatile outdoor space which can be enjoyed by the whole family and benefits from direct access from the open-plan living area, further enhancing the connection between the inside and outside of the home. There is also a useful shed providing additional storage. To the front, a gated driveway provides parking for two vehicles, further enhancing the practicality of this impressive semi-detached home.

## REASONS TO BUY

- Four Generous Bedrooms – Plenty of space for family and guests.
- Spacious Open-Plan Living Areas – Flexible rooms for relaxing and entertaining.
- Well-Equipped Kitchen – Practical and functional for everyday living.
- Multiple Bathrooms & WC Facilities – Added convenience for busy households.
- Excellent Family Home – Designed with modern family life in mind.
- Flexible Extra Room – Ideal for a home office, dining room or playroom.
- Bright & Welcoming Accommodation – Plenty of natural light throughout.
- Generous Overall Space – Substantial accommodation spread across three floors.

## 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, 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

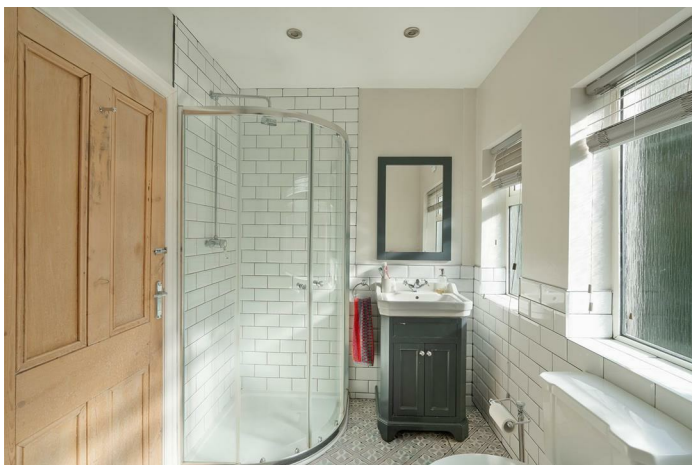
**Local Authority** – Leeds City Centre

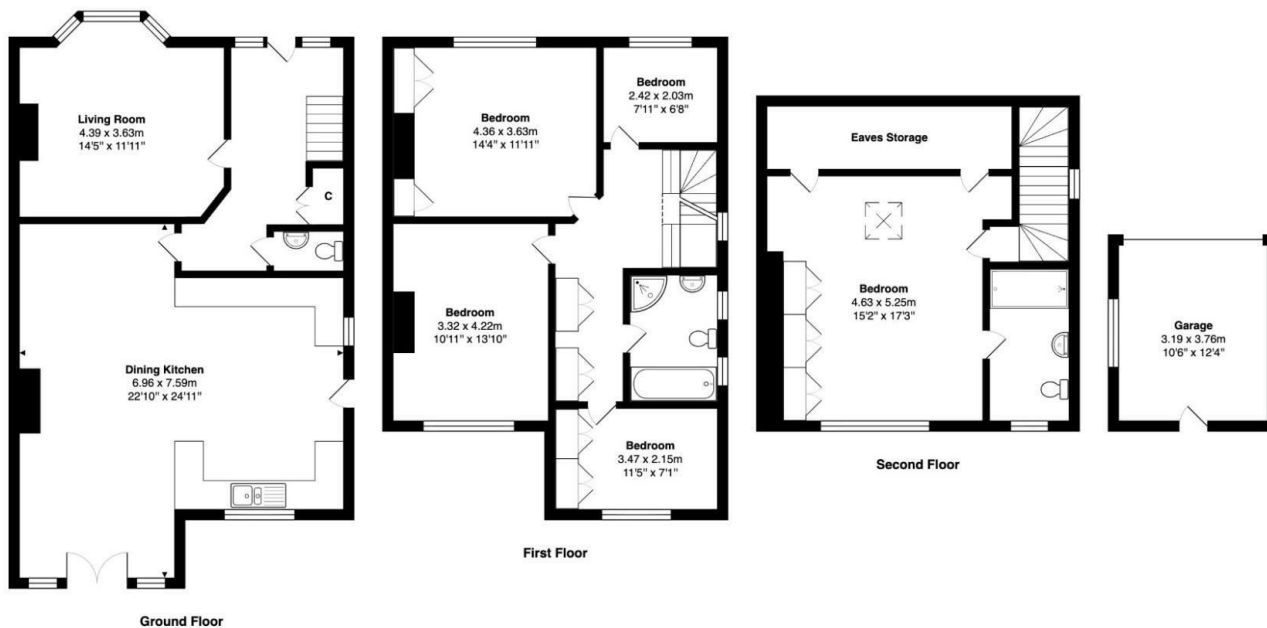
**Council Tax** – Band D

**Viewings** – By Appointment Only

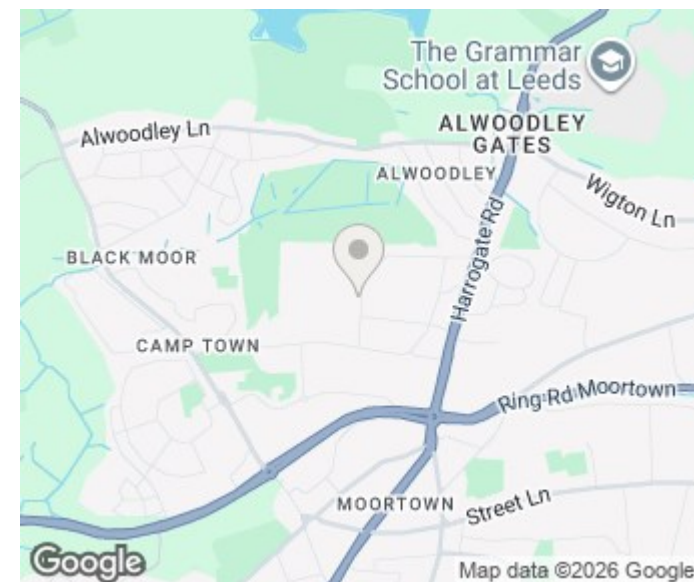
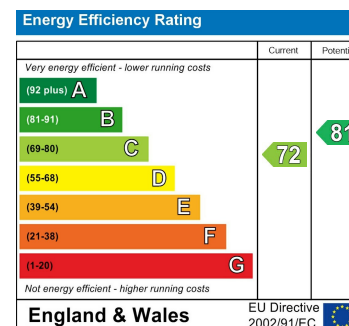
**Floor Area** – 1988.00 sq ft

**Tenure** – Freehold





Total Area: 184.7 m² ... 1988 ft² (excluding eaves storage)  
All measurements are approximate and for display purposes only



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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