



14 MOUNT RISE LEEDS, LS17 7QR

**£575,000
FREEHOLD**

Nestled in the desirable area of Mount Rise, Alwoodley, this charming semi-detached house offers a perfect blend of classic character and modern convenience. With four spacious bedrooms, this property provides ample room for families or those seeking extra space for guests or a home office.

MONROE

SELLERS OF THE FINEST HOMES

14 MOUNT RISE

- Prime Alwoodley location
- Spacious four-bedroom layout
- Perfect family home
- Highly regarded local schools nearby
- Excellent local amenities
- Sought-after residential setting
- Ample off road parking
- Well positioned
- Strong transport links
- Features a private garage



14, Mount Rise Leeds, LS17 7QR

Set within a quiet cul-de-sac, this substantial and beautifully arranged family home offers approximately 1,584 sq ft of versatile accommodation across three floors, together with a highly useful outbuilding and ample parking.

The ground floor is designed with modern family living in mind, combining clearly defined spaces with excellent flow. The kitchen sits at the heart of the home, complemented by a practical utility area and direct access to the rear garden, creating a natural connection between indoor and outdoor living. A dedicated dining area provides an ideal space for everyday family meals, while to the rear, a separate lounge offers a comfortable and private retreat. An additional reception room adds flexibility, making it ideal for entertaining, formal dining, or use as a second sitting room or home office.

A welcoming entrance hall and a downstairs WC complete the ground floor.

To the side of the property, a versatile outbuilding is currently arranged as a gym and storage space, offering excellent potential for home working, hobbies, or further storage.

The first floor provides excellent family accommodation with four well-proportioned bedrooms, including a

generous principal bedroom, alongside a modern family bathroom.

The second floor reveals an impressive loft room measuring over 15 feet in both width and depth. This outstanding space offers a wide range of possibilities, from a playroom or media room to a home office or guest suite, with useful eaves storage adding further practicality. It is worth noting that the staircase leading to the loft can be altered to a permanent staircase with a clear entrance way at the top, or alternatively changed back to a loft ladder, depending on a buyer's preference. The current arrangement simply reflects the seller's choice at the time.

Offering space, flexibility, and a peaceful setting, this is an ideal home for growing families or buyers seeking room to live, work, and entertain. Early viewing is highly recommended.

REASONS TO BUY

- Approx. 1,584 sq ft of versatile internal living space
- Open-plan dining kitchen ideal for family life and entertaining
- Four well-proportioned bedrooms on the first floor
- Impressive second-floor loft room with multiple uses
- Utility room and downstairs WC for everyday practicality
- Flexible layout suited to home working or multi-generational living

- Ideal long-term home for growing families
- Turn key property

Leeds City Council

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, Allerton CofE Primary School, Allerton High School, Alwoodley Primary School 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

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.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

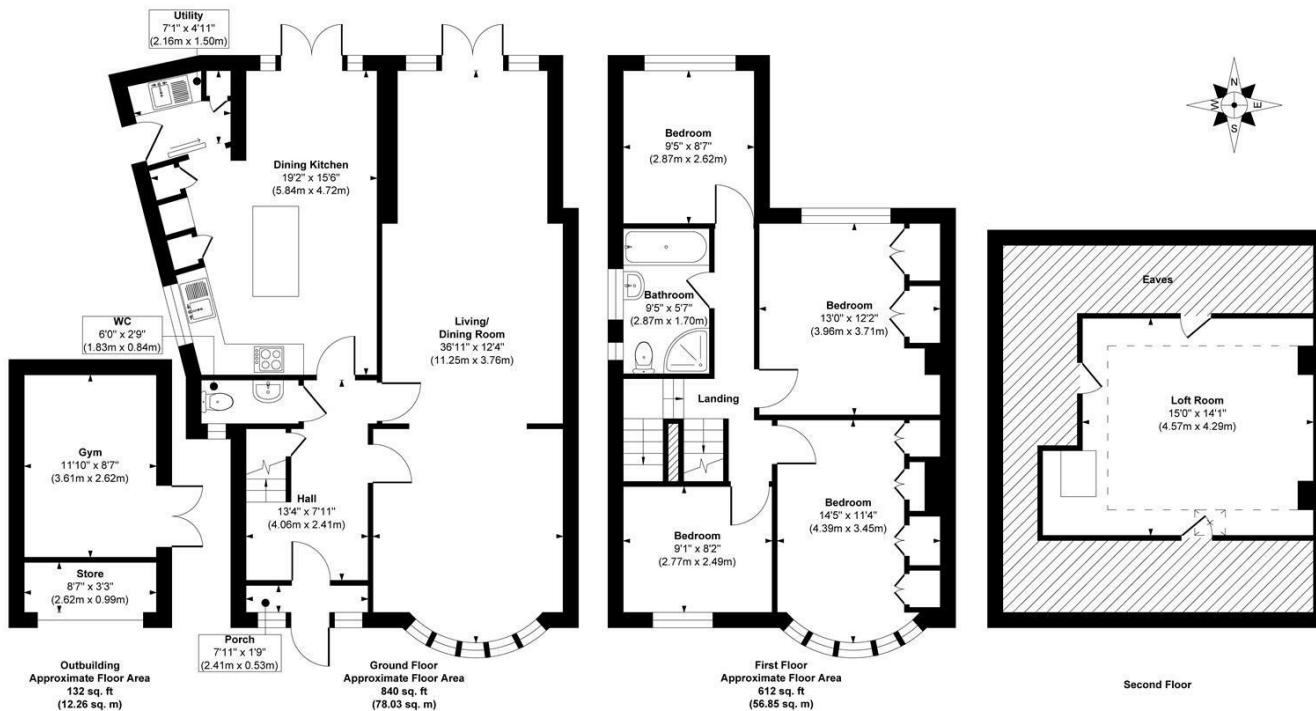
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1584.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1584 sq. ft / 147.14 sq. m (Including Outbuilding & Excluding Loft Room)

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		79
(55-68)	D	73	
(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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