



1 BROOKHILL AVENUE

LEEDS, LS17 8QA

£330,000
FREEHOLD

Nestled in one of North Leeds' most sought-after suburbs, 1 Brookhill Avenue is a stunning three-bedroom semi-detached home dating back to the 1960s, offering a fantastic opportunity for family living in the desirable Alwoodley area. Known for its exceptional quality of life, top-rated local schools, and an abundance of amenities, this property provides an ideal setting for comfortable modern living.

MONROE

SELLERS OF THE FINEST HOMES

1 BROOKHILL AVENUE

- Three-bedroom family home
- Formal dining area
- Bright and spacious living area
- Triple garage
- Electric gates
- Bathroom with separate W.C
- Gorgeous rear garden
- Abundance of off-street parking
- Excellent school catchment
- Rich in local amenities



1 Brookhill Avenue

While the property currently does not include a private rear garden, it offers excellent potential to create one. With available outdoor space at the rear of the home, there's a clear opportunity for landscaping or extending into a private garden area—making this an exciting prospect for buyers looking to add value and personalise the space. In addition, it offers potential to extend the front garden with a lawn.

Upon entering, you're welcomed by a bright and inviting entrance hallway that leads to a spacious family living room, complete with a beautiful gas fireplace that creates a cozy and inviting atmosphere. To the rear, a separate formal dining area awaits, perfect for entertaining guests. The ground floor also features a convenient downstairs W.C. and a modern kitchen, with direct access to outdoor space with potential for development.

Upstairs, you'll discover two generous double bedrooms, both equipped with fitted wardrobes that provide ample storage and flooded with natural light. The versatile third bedroom is currently used as a home office, offering the flexibility to adapt to your lifestyle, whether as a bedroom, playroom, or study.

Externally, the property boasts a spacious driveway, providing off-street parking for up to five cars, and a triple garage, a rare and valuable feature. Newly

installed electric gates add an extra layer of security and privacy to the front garden, making this property a secure and convenient family home.

REASONS TO BUY

- Three-bedroom family home
- Potential to create a private rear garden
- Formal dining area
- Bright and spacious family living area
- Triple garage
- Electric gates
- Bathroom with a separate WC
- Gorgeous front garden
- Abundance of off-street parking
- Excellent school catchment
- Rich in local amenities

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, and that vacant possession will be granted upon legal completion.

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ADDITIONAL INFORMATION

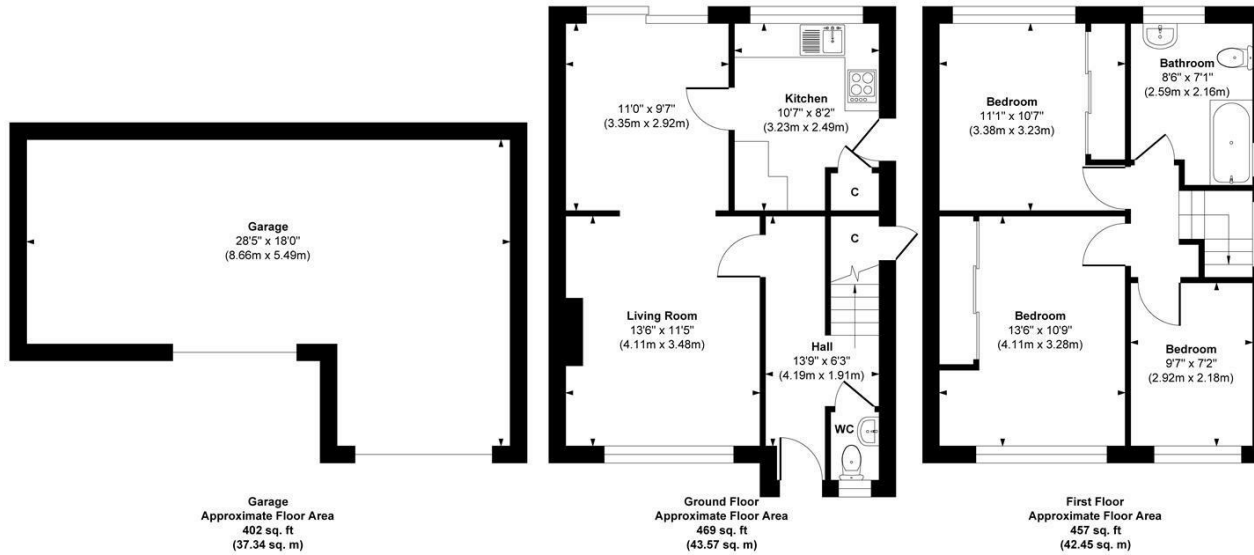
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1328.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 1328 sq. ft / 123.36 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			83
(55-68) D		70	
(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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