





53 THE DRIVE

LEEDS, LS17 7QB

£495,000

FREEHOLD

Situated in the highly sought-after area of Alwoodley, this traditional semi-detached residence offers a perfect blend of classic proportions and modern living. Boasting over 1,000 sq. ft of internal space, the property is thoughtfully designed to provide ample room for both family life and entertaining.

MONROE

SELLERS OF THE FINEST HOMES

53 THE DRIVE

• Situated in the prestigious area of Alwoodley • Turn key property • Great flow through the home • Light and airy throughout • Beautifully maintained rear garden • Great kerb appeal • Perfect family home • On a well positioned plot





Upon entering, you are greeted by a welcoming entrance hall that sets a spacious tone for the rest of the home. To the left, the property features an expansive, dual-aspect reception space. The living room is a particular highlight, featuring a deep bay window that floods the room with natural light. This space flows seamlessly into the formal dining room, creating an open-plan feel that is ideal for entertaining.

To the rear, the extended galley-style kitchen is a chef's delight, featuring high-spec integrated appliances including an AEG fridge-freezer, Bosch dishwasher, and CDA cooking suite. With direct garden access, it is the perfect hub for seamless indoor-outdoor living.

The first floor comprises three well-appointed bedrooms and a generous family bathroom. The principal bedroom mirrors the living room below with its elegant bay window and extensive fitted wardrobes. The second double bedroom overlooks the rear garden and also benefits from integrated storage, ensuring a clutter-free environment. A charming third bedroom provides versatility, perfectly suited as a child's room, nursery, or a quiet home office.
Serving the bedrooms is a larger-than-average family bathroom. Thoughtfully designed, it features a four-piece suite including a separate bathtub and a dedicated walk-in shower cubicle, providing a touch of luxury for the morning rush.

Externally, the garden is beautifully maintained and strikes an excellent balance between lush greenery and clean, architectural lines. It's perfectly designed for both low-maintenance upkeep and outdoor entertaining.

REASONS TO BUY

-Situated in the prestigious area of Alwoodley
-Turn key property
-Great flow through the home
-Light and airy throughout
-Beautifully maintained rear garden
-Great kerb appeal
-Perfect family home

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.

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

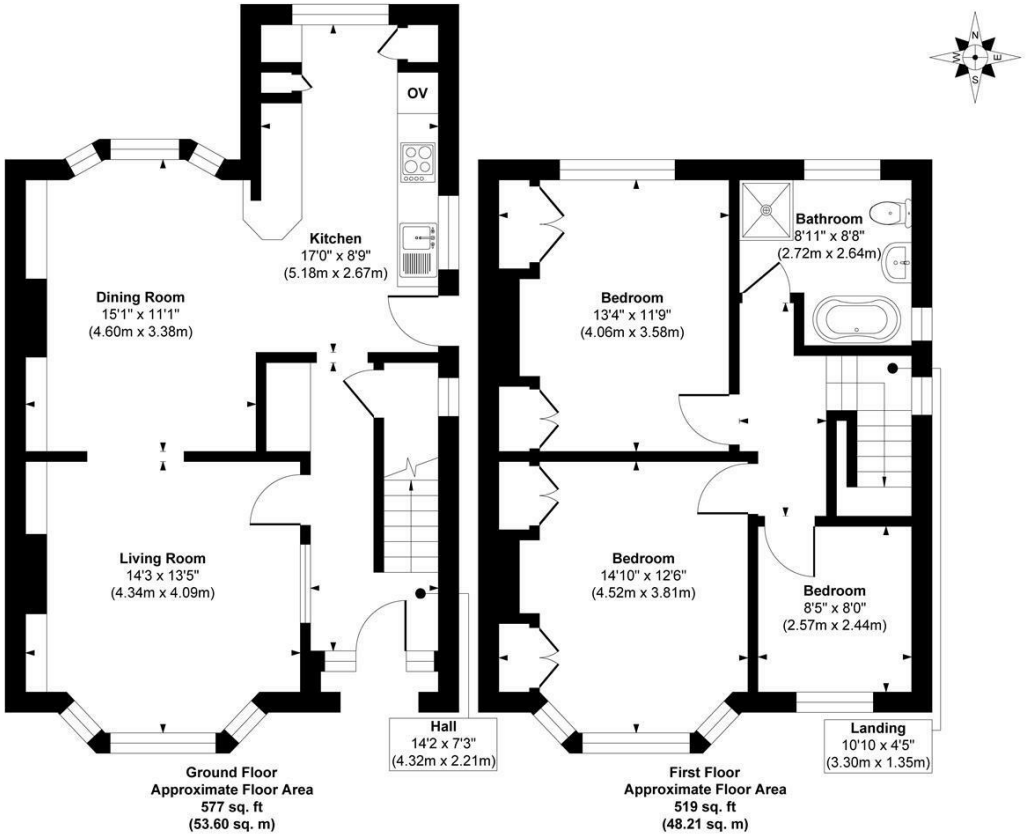
Floor Area – 1096.00 sq ft

Tenure – Freehold





The Drive, Alwoodley



Ground Floor
Approximate Floor Area
577 sq. ft
(53.60 sq. m)

First Floor
Approximate Floor Area
519 sq. ft
(48.21 sq. m)

Approx. Gross Internal Floor Area 1096 sq. ft / 101.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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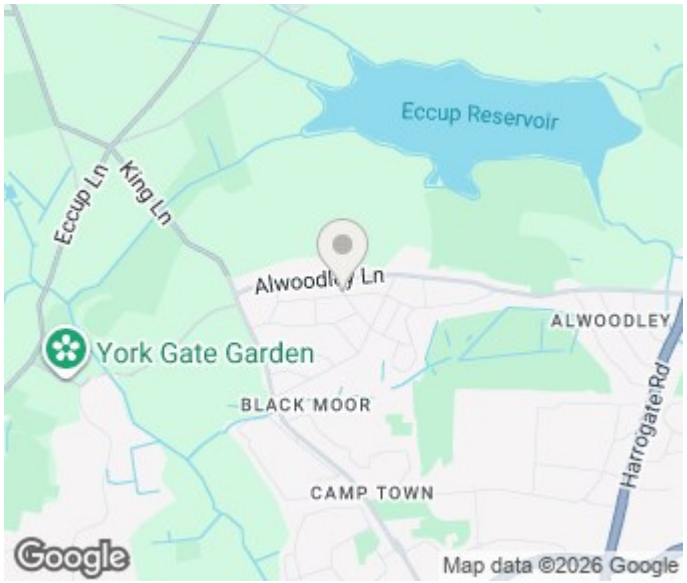

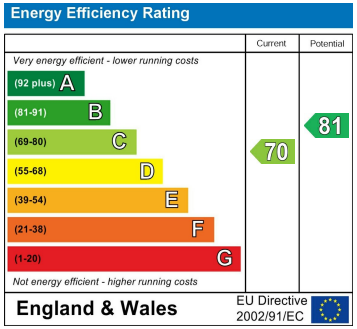

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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