51 PLANTATION GARDENS

LEEDS, LS17 8SU

£475,000

FREEHOLD

Monroe is delighted to present this well-proportioned three-bedroom home, it offers generous and versatile accommodation arranged over two floors, providing an excellent combination of living, dining and bedroom space. With approximately 1,216 sq ft of accommodation, the property would make an ideal home for families, couples or buyers looking for a property offering flexibility for both everyday living and entertaining.

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• Three well-proportioned bedrooms • Three versatile reception rooms • Generous 1,216 sq ft of accommodation • Spacious fitted kitchen • Separate dining room • Flexible sitting room • Integral garage • Excellent family accommodation • Versatile layout with plenty of potential

Upon entering the property, you are welcomed into a practical entrance area leading through to the ground floor accommodation. The living room provides a comfortable principal reception space with plenty of room for a range of furniture configurations and offers an inviting setting in which to relax. Alongside this is a separate dining room, providing an excellent space for formal dining and family meals. The ground floor is further complemented by a separate sitting room, creating an additional versatile reception room which could be used as a snug, home office, playroom or second sitting area depending on the requirements of the new owner. A convenient downstairs cloakroom also adds further practicality to the ground floor.

The kitchen is a particularly useful space, providing an excellent amount of room for a range of fitted units, appliances and workspace. The generous proportions allow plenty of scope for both practical cooking and everyday family use, with the layout offering a natural connection between the kitchen and the remainder of the ground floor accommodation. The property also benefits from an integral garage, providing valuable secure storage and parking space.

To the first floor are three well-proportioned bedrooms, offering excellent flexibility for families, guests or those requiring additional space for working from home. The principal bedroom provides a comfortable double bedroom with ample space for bedroom furniture. The second bedroom is similarly well proportioned, while the third bedroom could comfortably accommodate a single bed, making it ideal as a child's bedroom, guest room or home office.
The first floor is completed by a family bathroom, providing a practical and well-proportioned bathroom space serving all three bedrooms.

REASONS TO BUY

- Three well-proportioned bedrooms
- Three versatile reception rooms
- Generous 1,216 sq ft of accommodation
- Spacious fitted kitchen
- Separate dining room
- Flexible sitting room
- Family bathroom
- Integral garage
- Excellent family accommodation
- Versatile layout with plenty of potential

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 gas, water, and electricity.

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 by appointment only through the selling agent: -
Monroe Estate Agents

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ADDITIONAL INFORMATION

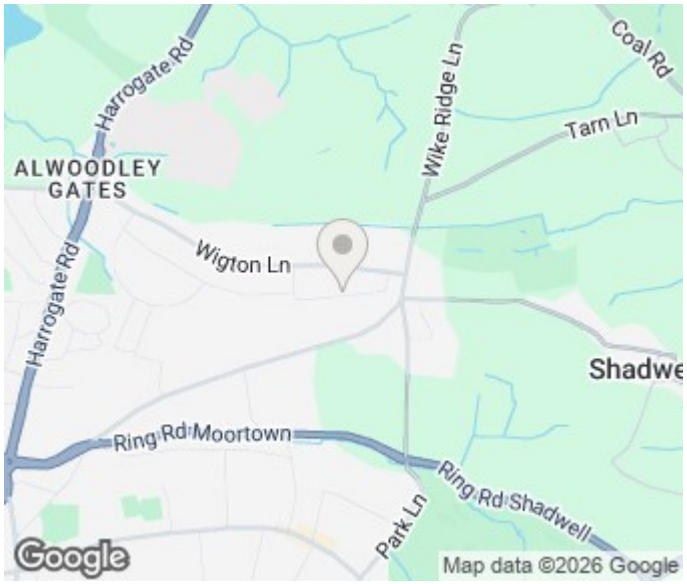
Local Authority – Leeds City Council

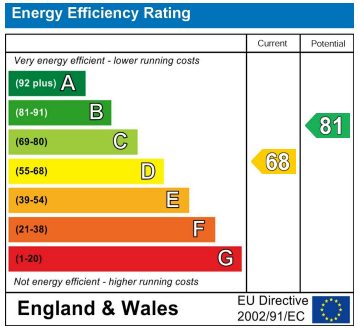
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1216.00 sq ft

Tenure – Freehold





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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