



17 LINTON DRIVE  
LEEDS, LS17 8QL

£425,000  
FREEHOLD

Welcome to 17 Linton Drive, an exceptional property that has been meticulously redesigned and renovated by the current owner. Nestled in the heart of Alwoodley, this stunning property is sure to impress every prospective buyer.

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SELLERS OF THE FINEST HOMES

# 17 LINTON DRIVE

- Show-stopping three-bedroom family home
- Stunning open-plan kitchen-living-diner
- Quartz worktops
- Recently replaced boiler
- Incredible downstairs shower room and utility
- Immaculately presented throughout
- Large principal bedroom
- Contemporary house bathroom
- West-facing Garden
- Fantastic school catchment area



## 17 Linton Drive

Welcome to 17 Linton Drive, an exceptional property that has been meticulously redesigned and renovated by the current owner. Nestled in the heart of Alwoodley, this stunning property is sure to impress every prospective buyer.

Upon entering, you are greeted by a modern, and spacious entrance hallway that grants access to the showstopping open-plan kitchen-living-diner. This space exudes sophistication, offering a space designed for cooking, dining, and socialising in style. A fully fitted shaker-style kitchen seamlessly blends with stunning quartz worktops, a large central island with a breakfast bar seating, and integrated appliances. The elegant living area features an electric fireplace encased in a contemporary media wall, and skylights that flood the room with natural light. A standout feature of the ground floor is the exquisite downstairs shower room, discreetly tucked behind a hidden door. With its luxurious gold fixtures, this bathroom is a truly unique and impressive addition to the home.

Upstairs, you'll find two beautifully appointed double bedrooms, along with a spacious single bedroom currently used as a fabulous dressing room. The first floor also includes a contemporary family bathroom, complete with a large walk-in shower, offering both style and functionality.

This property boasts an integrated garage that has been thoughtfully converted into a versatile utility space and gym, accessible directly from inside the home. The generous driveway offers plenty of off-street parking, while the beautifully landscaped rear garden provides the perfect setting for hosting family and friends.

## REASONS TO BUY

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## 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

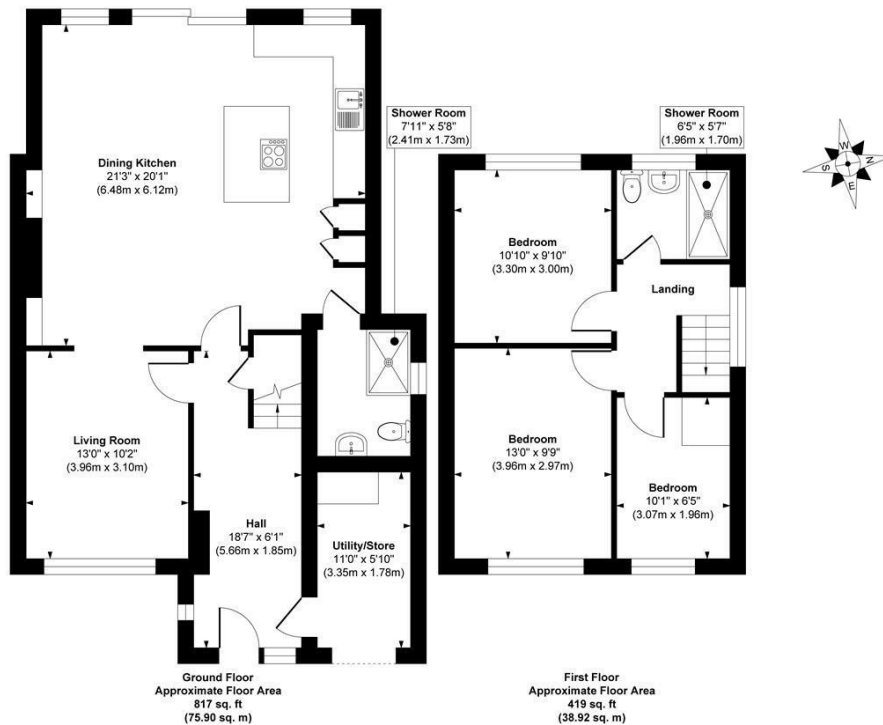
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

## 17 LINTON DRIVE





**Approx. Gross Internal Floor Area 1236 sq. ft / 114.82 sq. m**

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		
(55-68) D		
(39-54) E	60	73
(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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