



44 THE AVENUE

LEEDS, LS17 7NW

£499,950
FREEHOLD

Monroe is thrilled to present this three bedroom home in the sought after location of Alwoodley. Designed with the modern family in mind, this property offers a seamless blend of comfort, style, and practicality. Whether you are looking to take your next step on the property ladder or find a forever home within a prime school catchment area, this residence delivers on every front.

MONROE

SELLERS OF THE FINEST HOMES

44 THE AVENUE

- Prestigious Alwoodley Location
- Substantial Square Footage
- Dedicated Utility Room
- Integral Garage with Internal Access
- Generous Reception Spaces
- Characterful Bay Windows
- Spacious Primary Suite
- Home Office Potential
- Excellent Flow and Layout



Nestled in the highly sought-after residential area of Alwoodley, this impressive link detached residence offers a perfect blend of traditional charm and functional modern living. The property is transitionally designed to accommodate the needs of a growing family, featuring expansive reception rooms and a versatile ground-floor layout that flows naturally from the moment you step through the door.

Upon entering, you are welcomed by a bright and spacious entrance hall that serves as the heart of the home, providing a sense of scale and openness. To the right, the property features two grand reception rooms, both characterised by stunning bay windows that flood the spaces with natural light. The living room offers a sophisticated retreat for evening relaxation, while the adjoining dining room provides an ideal setting for formal family gatherings, with both rooms benefiting from the architectural elegance of the property's footprint.

The rear of the ground floor transitions into a practical and well-equipped kitchen, which is further complemented by a dedicated utility room to keep laundry and household tasks neatly tucked away. Uniquely for a property of this era, the ground floor also includes a modern shower room.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms and a contemporary

family bathroom complete with a full-sized tub and modern fixtures. The primary bedroom is a particular standout, mirroring the elegant bay window of the reception room below and offering a vast footprint for substantial bedroom furniture. The second double bedroom overlooks the rear gardens, providing a peaceful sanctuary, while the third bedroom is perfectly sized for a nursery, a dressing room, or an increasingly essential home office.

This property represents a rare opportunity to acquire a substantial family home combining a prime Alwoodley location with a layout that is as practical as it is inviting. With its generous proportions and classic features, it stands as an ideal canvas for a buyer looking to settle into one of North Leeds' most desirable postcodes.

REASONS TO BUY

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- Substantial Square Footage
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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.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

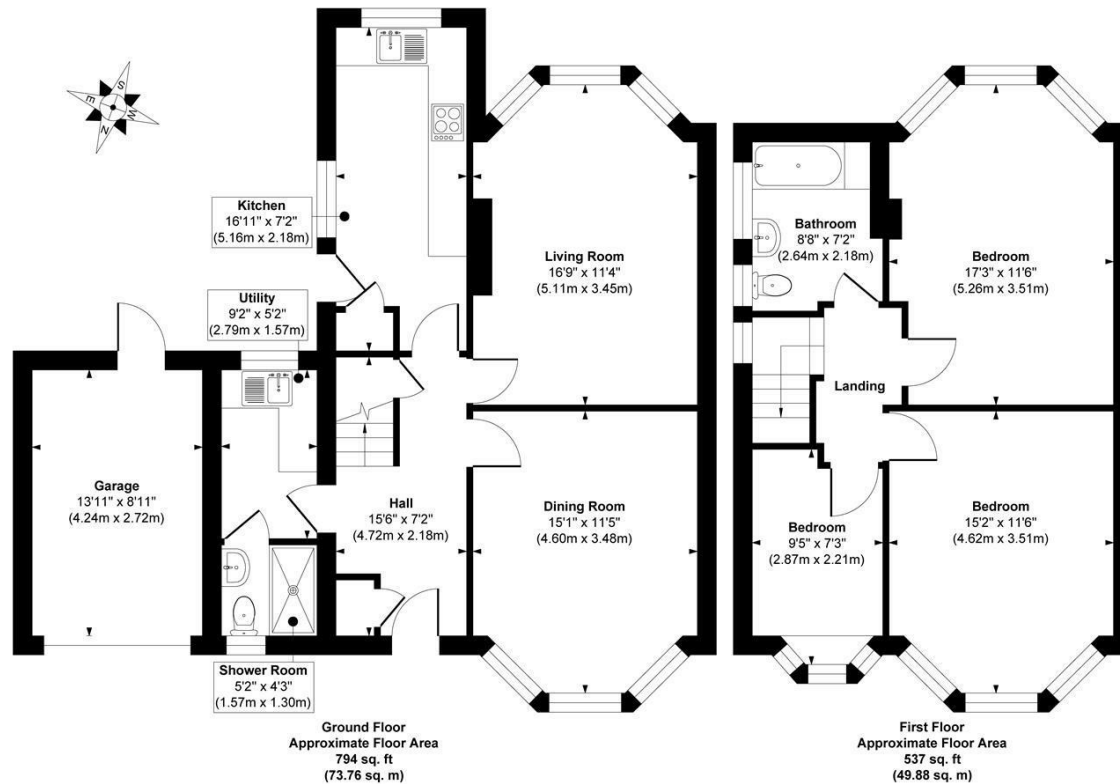
Viewings – By Appointment Only

Floor Area – 1331.00 sq ft

Tenure – Freehold



The Avenue, Alwoodley



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 75 |
| (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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