



565 KING LANE
LEEDS, LS17 5EH

£575,000
FREEHOLD

Monroe is thrilled to bring to market King Lane. Located in the amenity rich North Leeds suburb of Alwoodley, renowned for its high quality of life, this gorgeous five-bedroom family home is situated on a fantastic street and offers more than 1770 square feet of living space.

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SELLERS OF THE FINEST HOMES

565 KING LANE

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Step into this exceptional family home and be welcomed by an impressive entrance hall, beautifully enhanced with elegant wall panelling and a striking staircase that immediately sets the tone for the quality found throughout.

At the heart of the property is a stunning open-plan kitchen, living and dining space, thoughtfully designed for modern family living and entertaining. Featuring premium Bosch integrated appliances, sleek quartz worktops and a substantial central island, this impressive room combines style and practicality. Large glazed doors open onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living. The separate formal living room provides a cosy retreat, complete with a charming multi-fuel burner and a large bay window that floods the room with natural light.

The first floor hosts three generously proportioned double bedrooms, all beautifully presented and offering ample space and natural light. A luxurious, fully tiled family bathroom serves this floor, featuring a freestanding bath and a contemporary walk-in shower.

Occupying the second floor are two further spacious double bedrooms, ideal for larger families, guests or those seeking dedicated home office space. This level is complemented by a stylish modern shower room fitted

with high-quality fixtures and finishes.

Externally, the property continues to impress with a private, south-facing rear garden, perfect for relaxing and entertaining throughout the year. To the front, a substantial driveway provides off-road parking for multiple vehicles.

REASONS TO BUY

- Situated in the sought after Alwoodley location
- Turnkey property
- Quartz worktops, large kitchen island and Bosch integrated appliances
- Two contemporary bathrooms
- Five double bedrooms
- Large private south-facing garden
- Ample off-street parking
- Excellent School Catchment
- Amenity rich location

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

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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

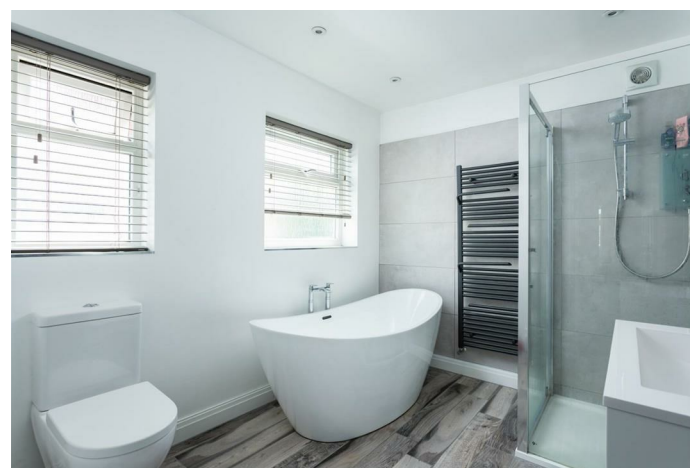
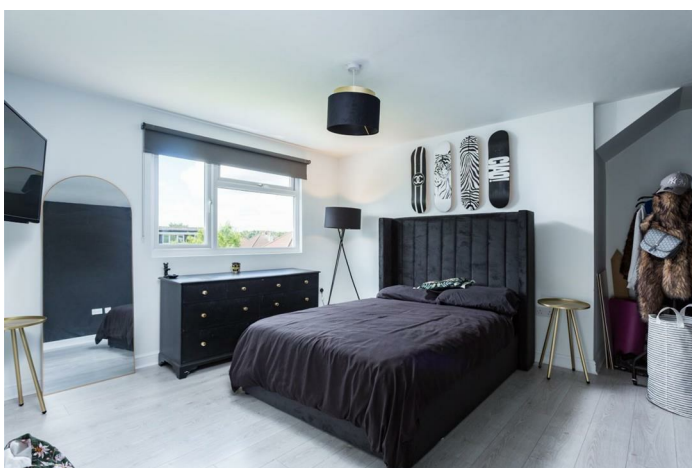
Local Authority – Leeds City Council

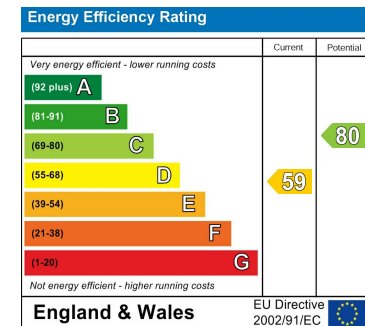
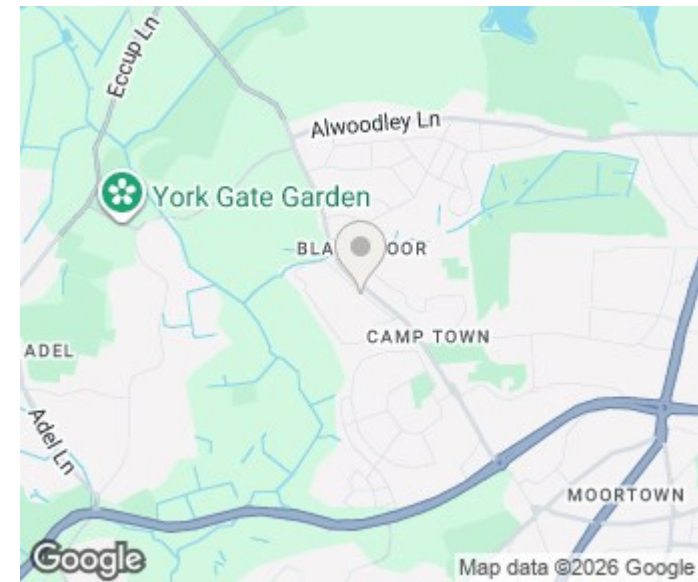
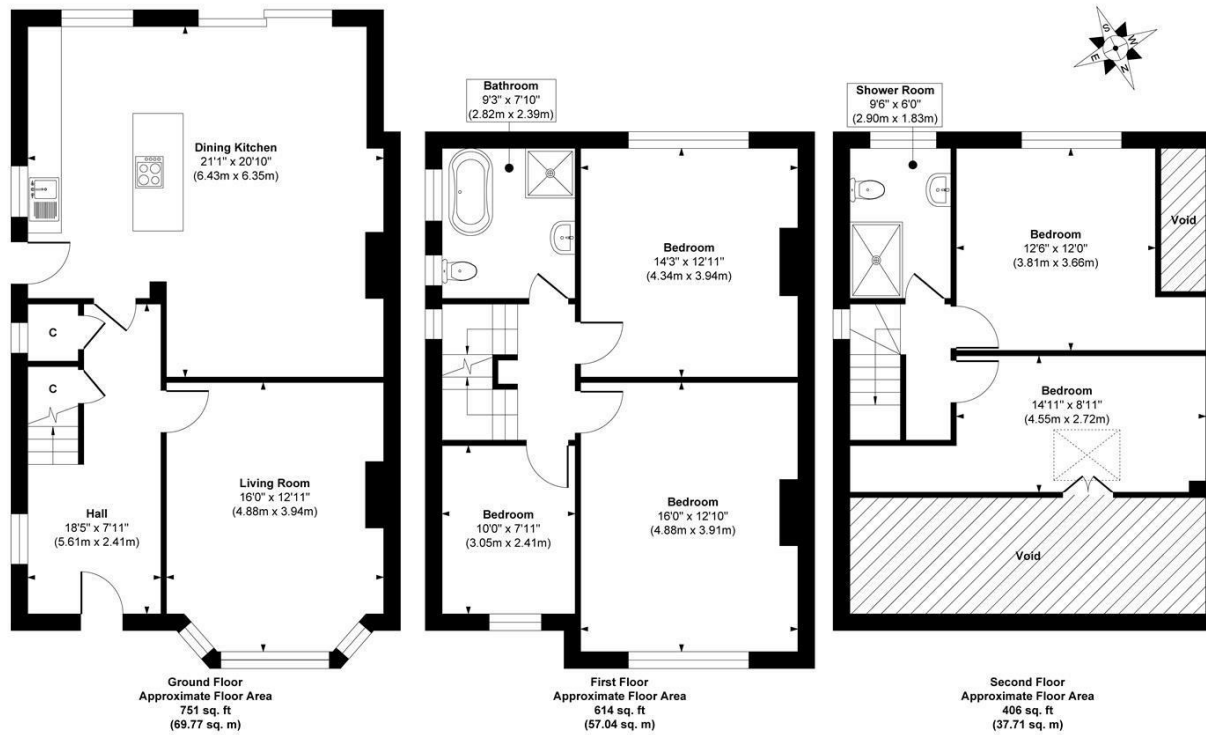
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1771.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1771 sq. ft / 164.52 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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