



17 SUNNINGDALE AVENUE
LEEDS, LS17 7SD

£300,000
FREEHOLD

Monroe is delighted to bring this three bedroom property to the market, it is ideal for developers, investors, or owner-occupiers looking to unlock significant added value in one of Leeds' most desirable locations.

MONROE

SELLERS OF THE FINEST HOMES

17 SUNNINGDALE AVENUE

- Located in the prestige area of Alwoodley
- Large rear garden
- Three spacious bedrooms
- Great investment opportunity
- Off street parking
- Chain free
- Fast transaction
- Private garden
- Close to local schools
- Transport links to Leeds City Centre



Fantastic chain free Investment Opportunity in Highly Sought-After Alwoodley Location.

Nestled in the prestigious and ever-popular area of Alwoodley, this well-proportioned three-bedroom home presents an excellent investment opportunity for buy-to-let investors, developers, or families looking to put down roots in a prime residential location.

As you step into the property, you are greeted by a bright and spacious living room, ideal for relaxing or entertaining guests. This space flows effortlessly into the open-plan dining area, creating a versatile layout that suits modern living. Large windows at both the front and rear of the property allow an abundance of natural light to flood the ground floor, creating a warm and inviting atmosphere. From the dining area, sliding patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor comprises three generously sized bedrooms, two of which are comfortable doubles, all offering ample space for furnishings and storage. A well-appointed family bathroom completes the upper level.

Externally, the property boasts a sizeable rear garden, mainly laid to lawn with a patio area—perfect for summer barbecues, outdoor dining, or simply enjoying the tranquil green surroundings. Additionally, there is a

private garage and off-street parking to the front, offering convenience and practicality for families or multiple vehicles.

This property is brimming with potential and would be an ideal project for investors or developers looking to modernise and add value. With its spacious layout, excellent outdoor space, and enviable location, it also represents a superb opportunity for families looking to create their dream home in one of Leeds' most desirable suburbs.

Don't miss your chance to secure this promising property in Alwoodley—viewings are highly recommended.

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.

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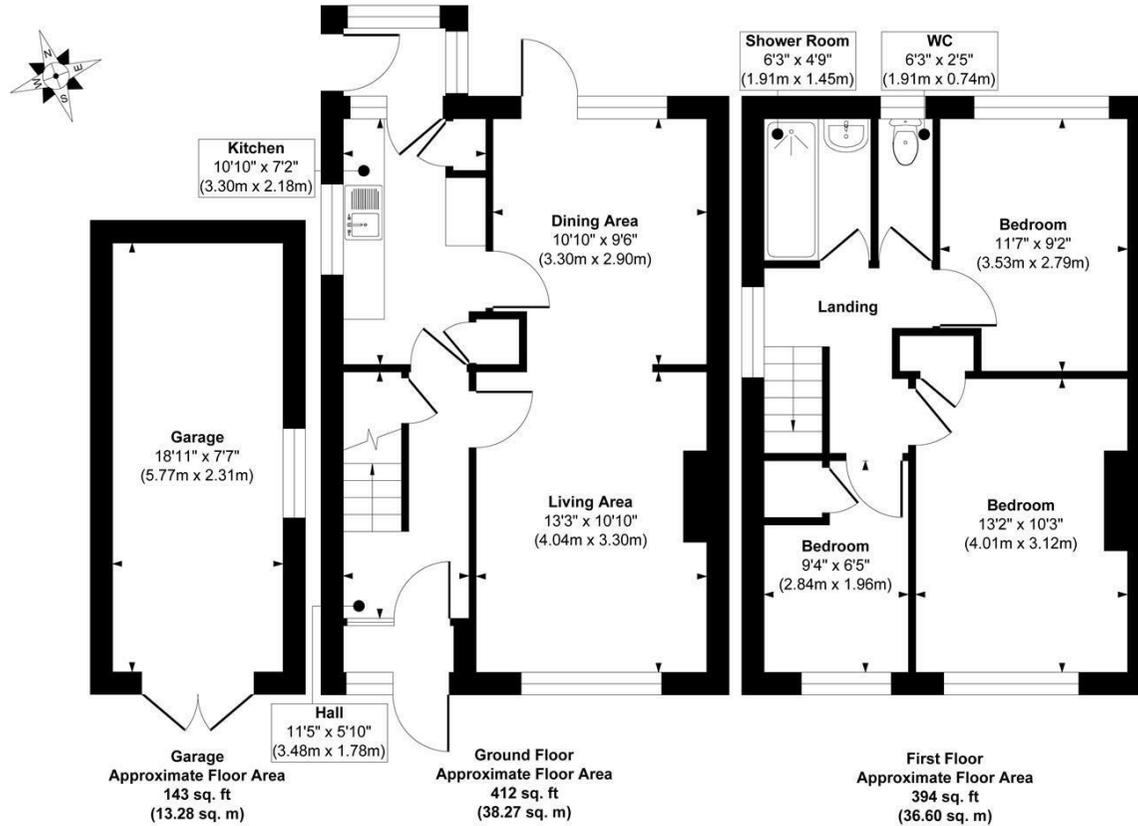
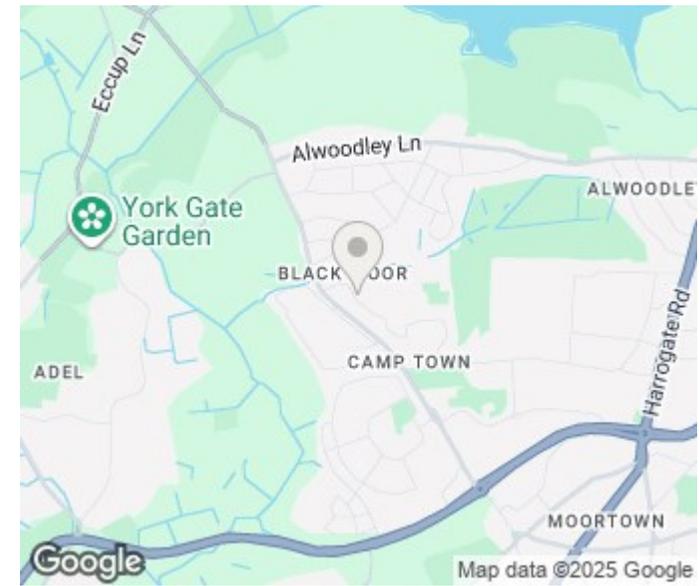


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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