88 BIRKDALE DRIVE

LEEDS, LS17 7RU

£375,000

FREEHOLD

Monroe is delighted to introduce this charming Three-Bedroom Home situation in the popular residential area of Alwoodley, early viewing is highly recommended to fully appreciate what this delightful home has to offer.

MONROE

SELLERS OF THE FINEST HOMES

88 BIRKDALE DRIVE

• Situated in the sought after area of Alwoodley • Immaculately presented throughout • Chain-free sale • Three well-proportioned bedrooms • Modern shower room upstairs • Move in ready • Scope to personalise or add value • Detached garage included • Spacious layout across two floors • Close to local amenities

Birkdale Drive, offered chain-free and situated in a popular residential area of Alwoodley, this well-proportioned three-bedroom home offers a fantastic opportunity for first-time buyers, growing families, or investors alike. Thoughtfully laid out across two floors and complemented by a separate garage, the property provides a comfortable blend of practical living space and modern convenience.

Upon entering the ground floor, you are welcomed by a central hallway that provides access to the main living areas and staircase to the first floor. The living room is generously sized, offering a warm and inviting space ideal for relaxing or entertaining guests. To the rear of the property, the spacious dining kitchen serves as the heart of the home, featuring ample room for both cooking and dining. With direct access to the garden, this area is perfect for family meals or social gatherings, with natural light enhancing the sense of space throughout.

Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom offers comfortable accommodation, while the second bedroom provides a great space for children, guests, or a home office. The third bedroom, ideal as a nursery or study, adds further flexibility to the layout. A modern shower room is conveniently located off the landing and serves all bedrooms.

Externally, the property benefits from a detached garage, providing secure parking or additional storage space. The overall layout of the home, combined with its practical room sizes, ensures it meets the needs of modern living while still offering scope for personalisation.

With an approximate total internal floor area of 969 sq ft (including the garage), this home presents an excellent balance of space and functionality. Located close to local amenities, schools, and transport links, it is ideally positioned for both convenience and lifestyle.

REASONS TO BUY

-Situated in the sought after area of Alwoodley
- Immaculately presented throughout
- Chain-free sale
- Three well-proportioned bedrooms
- Modern shower room upstairs
- Move in ready
- Scope to personalise or add value
- Detached garage included
- Spacious layout across two floors
- Close to local amenities

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

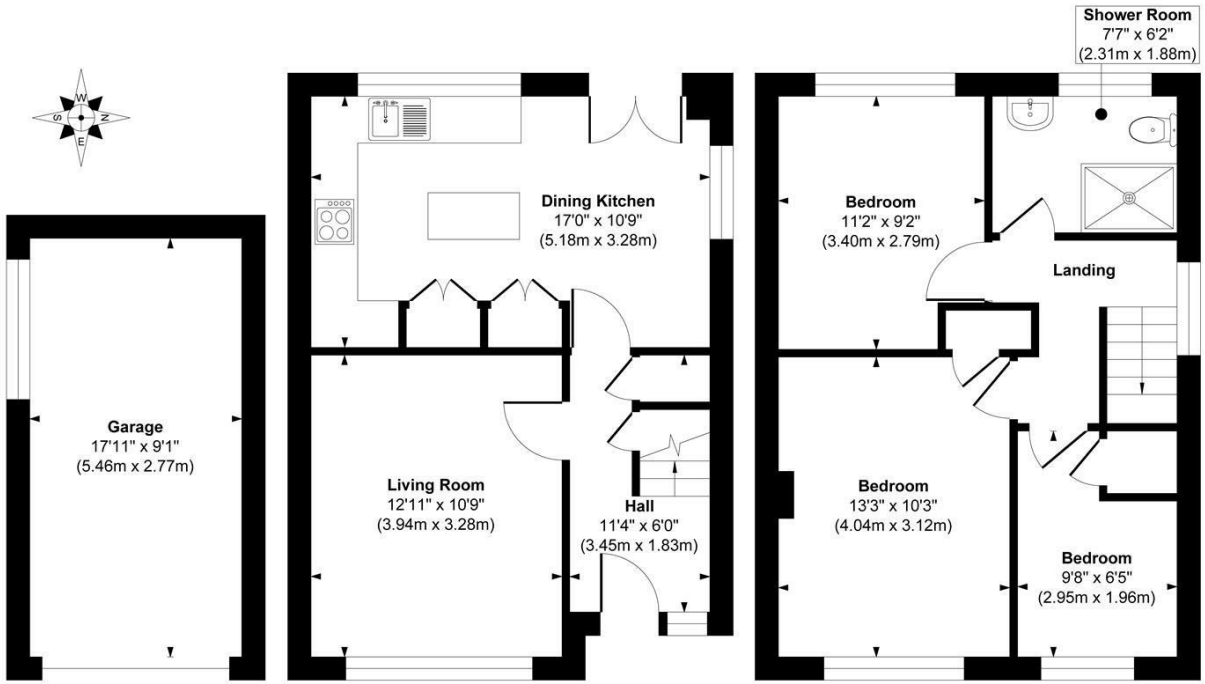
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 969.00 sq ft

Tenure – Freehold

Birkdale Drive, Leeds



Garage
Approximate Floor Area
162 sq. ft
(15.05 sq. m)

Ground Floor
Approximate Floor Area
397 sq. ft
(36.88 sq. m)

First Floor
Approximate Floor Area
410 sq. ft
(38.09 sq. m)

Approx. Gross Internal Floor Area 969 sq. ft / 90.02 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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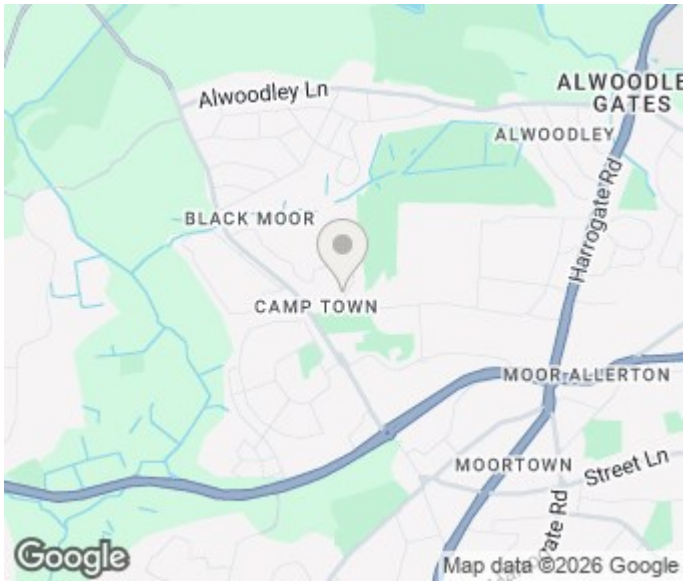

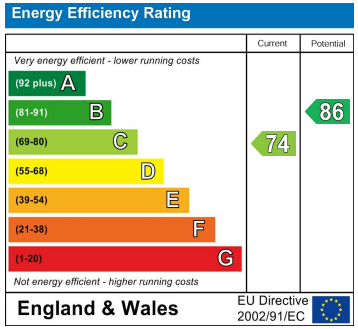

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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