



FLAT 1, 51 THE LANE

ALWOODLEY, LS17 7BX

£265,000
LEASEHOLD

A spacious and well-presented two-bedroom, two-bathroom ground floor apartment, forming part of an exclusive development of just four properties in this highly sought-after location. Offered with a newly granted 999-year lease, the property features generous living accommodation including a large lounge and dining area, fitted kitchen, en-suite principal bedroom, built-in wardrobes, well-maintained communal gardens and a brick-built garage, all within easy reach of local amenities and transport links.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 1, 51 THE LANE

- Ground Floor Apartment • Long 986 Lease • Private location • Generously sized rooms • Seperate Garage

A spacious and well-appointed two-bedroom, two-bathroom ground floor apartment, forming part of an exclusive development of just four properties, set within beautifully maintained communal gardens in this highly sought-after and convenient location.

Offered with a long 986-year lease, the apartment provides generous and versatile accommodation throughout, ideal for a range of buyers including downsizers, professionals and those seeking low-maintenance living without compromising on space.

The accommodation briefly comprises a welcoming entrance hallway, an impressive lounge opening through to a dedicated dining area, and a fitted kitchen with ample storage and workspace. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the second double bedroom also features built-in wardrobes and is served by the main house bathroom.

Further benefits include gas central heating, UPVC double glazing, a security entryphone system, well-kept communal gardens and a brick-built garage providing excellent storage or secure parking.

Situated in a particularly popular residential setting, the property enjoys easy access to a wide range of local amenities, transport links and nearby green spaces.

Key Features:

- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms Including En-Suite
- Long 986 Year Lease
- Small & Exclusive Development of Four Apartments
- Generous Lounge & Dining Room
- Built-In Wardrobes To Both Bedrooms
- Well-Maintained Communal Gardens
- Brick Built Garage
- Gas Central Heating & UPVC Double Glazing
- Security Entryphone System

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 gas, water and electricity

LOCAL AUTHORITY

Leeds City Council

TENURE - Leasehold

We are advised that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

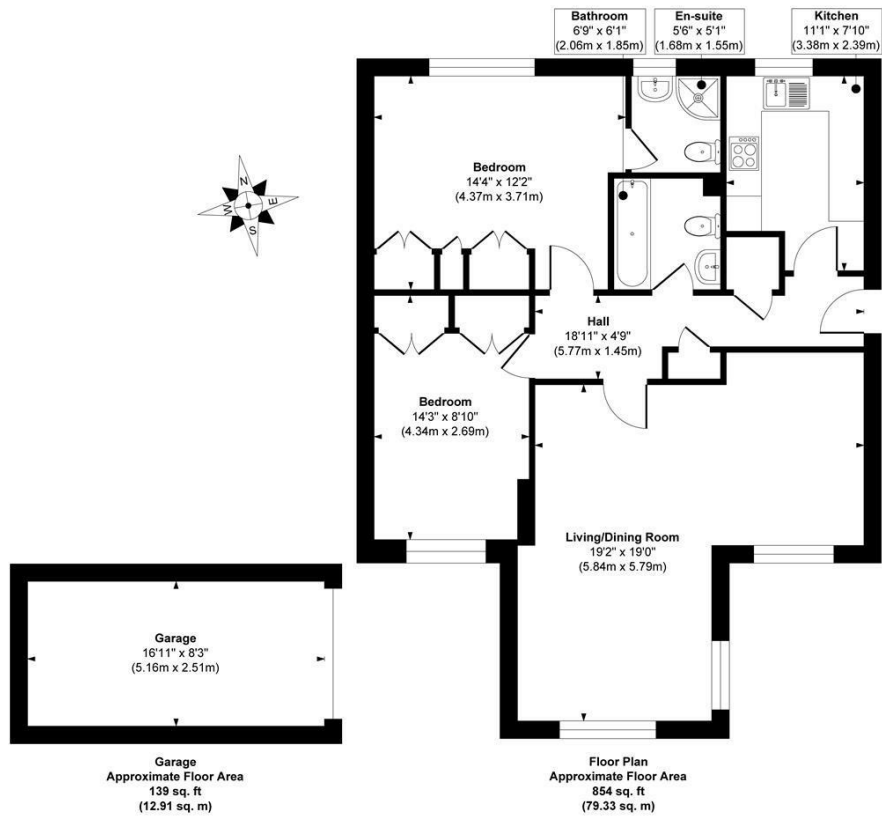
Viewings – By Appointment Only

Floor Area – 993.00 sq ft

Tenure – Leasehold



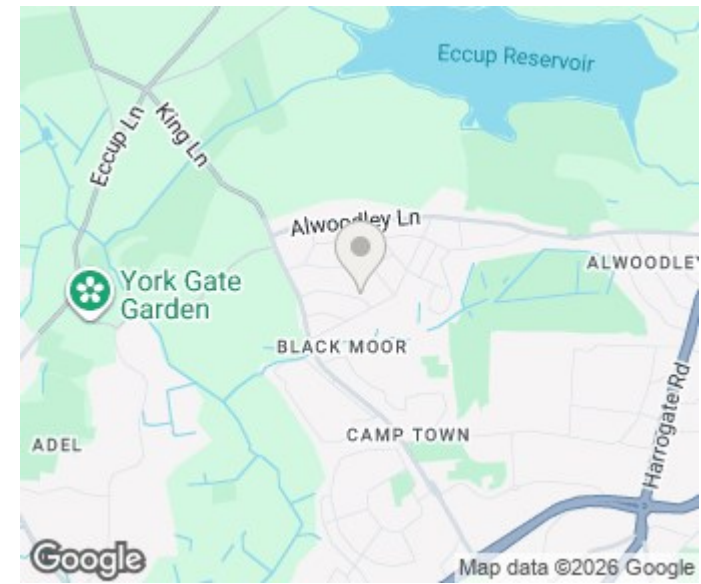
The Lane, Alwoodley



Approx. Gross Internal Floor Area 993 sq. ft / 92.24 sq. m (Including Garage)

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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