



3 BODINGTON AVENUE

LEEDS, LS16 8FA

£650,000
FREEHOLD

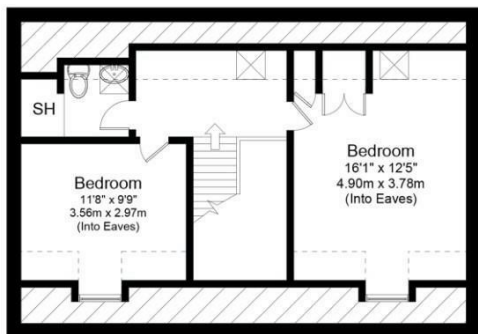
Set within one of Adel's most desirable residential pockets, this beautifully appointed five-bedroom detached home offers an outstanding blend of space, style, and sophistication across three expansive floors. With over 2,000 sq ft of immaculately presented accommodation, this is a rare opportunity to secure a turn-key family residence in a prime North Leeds location.

Step inside to discover a light-filled open-plan kitchen and dining area, complete with premium granite worktops and integrated appliances — ideal for both everyday living and entertaining. Multiple reception rooms provide versatile living zones, whether you're hosting guests or enjoying quiet family evenings.

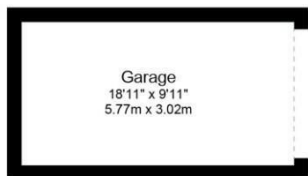
Upstairs, generously sized bedrooms and luxurious bathrooms deliver comfort and practicality, while the beautifully landscaped gardens offer a tranquil outdoor retreat, perfect for summer gatherings or a morning coffee in the sun.

MONROE

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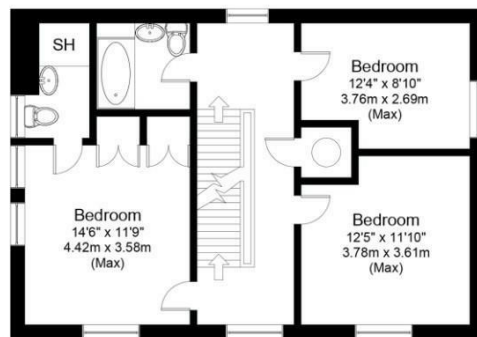
Second Floor



Garage
18'11" x 9'11"
5.77m x 3.02m



Ground Floor



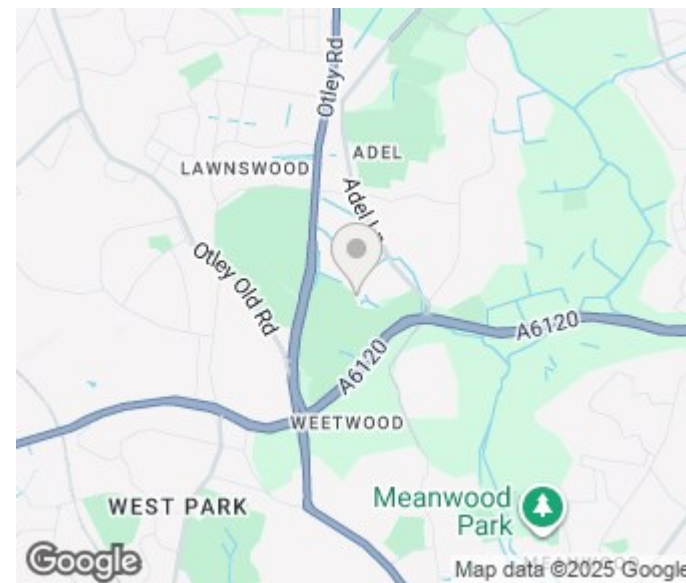
First Floor

Main House Gross internal floor area including eaves (approx.): 171.4 sq m (1,845 sq ft)

Garage Gross internal floor area (approx.): 17.7 sq m (190 sq ft)

Combined Gross internal floor area (approx.): 189.1 sq m (2,035 sq ft)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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