



1 ROCHESTER WYND

LEEDS, LS17 8XU

£425,000
FREEHOLD

Situated within a quiet and highly desirable residential cul-de-sac, this well-proportioned two-bedroom bungalow offers spacious single-storey accommodation, a detached garage and a thoughtfully designed layout, making it an excellent opportunity for those looking to downsize without compromising on space, as well as professionals or small families seeking a home in a sought-after location.

MONROE

SELLERS OF THE FINEST HOMES

1 ROCHESTER WYND

- Spacious two-bedroom detached bungalow
- Sold chain free
- Generous living room with excellent natural light
- Separate dining room with attractive bay window
- Well-appointed kitchen with ample storage
- Two double bedrooms with flexibility to be three
- Modern walk-in shower room
- Detached garage and driveway parking
- Well-maintained private gardens
- Quiet cul-de-sac location close to local amenities and excellent transport links



Stepping inside, a welcoming entrance hall provides access to all principal rooms, creating a practical and well-balanced flow throughout the home. Positioned to the rear of the property, the generous living room enjoys a peaceful outlook over the private rear garden, creating a bright and comfortable setting for everyday relaxation. Offering ample space for a range of furnishings, this inviting reception room is perfectly suited to both quiet evenings and entertaining family and friends. Adjoining the living room, the conservatory provides a wonderful additional reception area, flooded with natural light and enjoying uninterrupted views of the garden. Whether used as a sitting room, reading area or dining space, it creates a seamless connection between the indoors and outside.

The separate dining room offers an excellent space for both formal entertaining and everyday meals, with a charming bay window allowing natural light to pour in while creating an attractive focal point. Conveniently positioned nearby, the well-appointed kitchen provides a range of fitted units, generous worktop space and ample storage, making it both practical and functional for day-to-day living.

The property offers two well-proportioned double bedrooms, each benefiting from fitted wardrobes to maximise storage. The principal bedroom enjoys generous dimensions and provides a peaceful retreat, while the second bedroom offers excellent flexibility as

a guest room, hobby room or home office if required. In addition, the separate dining room could easily be converted into a third bedroom, subject to the purchaser's requirements, creating a versatile three-bedroom layout without compromising the property's overall appeal.

Serving the accommodation is a spacious shower room, fitted with a large walk-in shower, wash basin and WC, creating a stylish and practical suite designed for comfortable everyday living.

Externally, the property continues to impress with a beautifully maintained, private south-facing rear garden, providing an ideal setting for relaxing, gardening or enjoying outdoor dining during the warmer months. Benefiting from a sunny aspect throughout the day, this wonderful outdoor space offers a peaceful retreat for homeowners to enjoy. A detached garage provides excellent storage or secure parking, while additional driveway parking further enhances the practicality of the home.

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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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

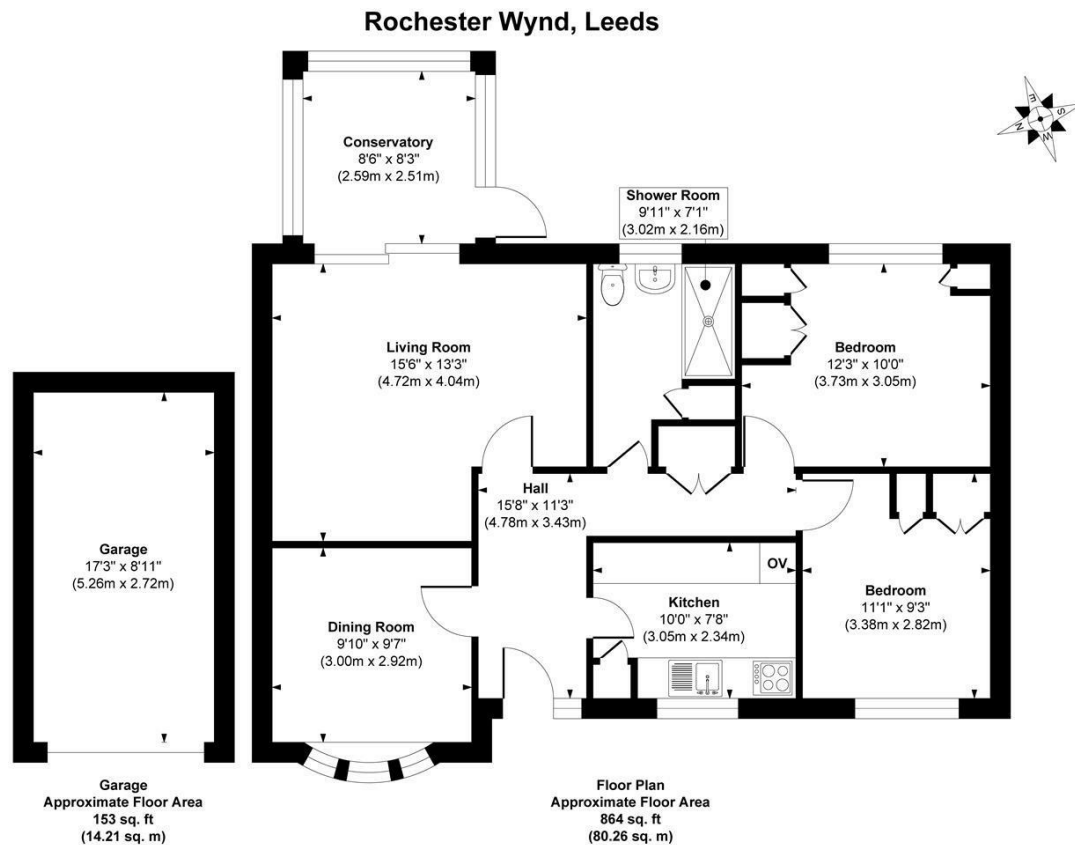
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1017.00 sq ft

Tenure – Freehold

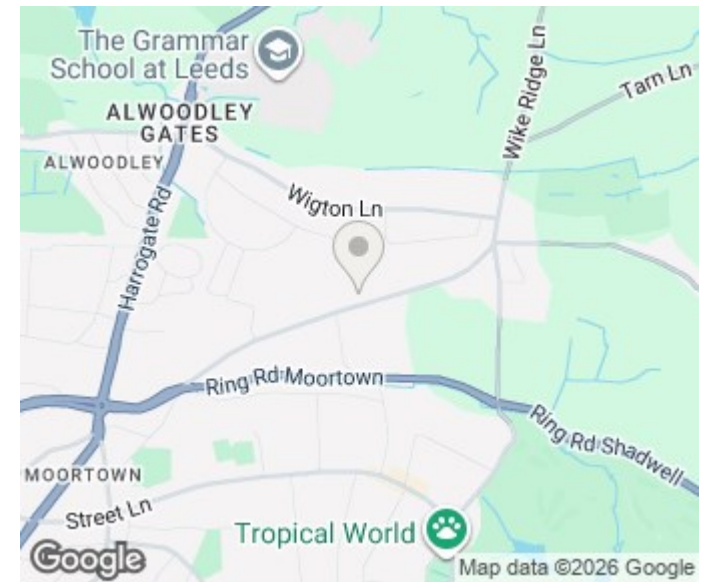




Approx. Gross Internal Floor Area 1017 sq. ft / 94.47 sq. m (Including Garage)

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

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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		
(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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