



2 EDEN HOUSE ALWOODLEY LANE LEEDS, LS17 7DN

£799,000
LEASEHOLD

Monroe is delighted to present this ground floor, spacious and well-designed home at Eden House that is being sold chain free, Eden House extends to approximately 1,959 sq. ft. and offers a superb blend of open-plan living and flexible accommodation.

MONROE

SELLERS OF THE FINEST HOMES

2 EDEN HOUSE ALWOODLEY

- Situated in a highly desirable location
- Separate apartment-style area ideal for guests
- Three generous bedrooms offering comfort and versatility
- Multiple bathrooms, including en-suites, for added convenience
- Dedicated utility room to keep everyday living organised
- Bright, flowing layout designed for modern lifestyles
- Private principal suite creating a relaxing retreat
- Ideal blend of space, style, and functionality in a desirable setting
- Expansive open-plan kitchen, dining, and living space



This impressive and generously proportioned ground floor residence at Eden House on Alwoodley Lane offers a thoughtfully designed layout, combining expansive living spaces with well-appointed private accommodation. Extending to approximately 1,959 sq. ft. (181.99 sq. m), the property provides a superb balance of open-plan living and versatile rooms suited to modern lifestyles.

At the heart of the home is a striking kitchen, lounge, and dining area. This expansive open-plan space is ideal for both everyday living and entertaining, featuring ample room for cooking, dining, and relaxation. The layout allows for a natural flow, with large openings that enhance light and movement throughout the space. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities, helping to keep the main living area uncluttered.

The property includes a separate apartment-style living space, offering flexibility for guests, extended family, or potential independent living. This area is complemented by a nearby cloakroom and bathroom, ensuring convenience and privacy.

The bedroom accommodation is equally impressive, comprising three well-sized bedrooms. The principal bedroom benefits from its own en-suite bathroom, creating a private retreat. The remaining bedrooms are served by a central bathroom, with an additional

en-suite to one of the other bedrooms, enhancing comfort and functionality for family living or visiting guests.

Overall, the layout has been carefully considered to maximise space, light, and usability, with clearly defined living and sleeping zones. The combination of open-plan design, multiple bathrooms, and flexible living arrangements makes this property an exceptional opportunity for a wide range of buyers seeking both style and practicality in a desirable setting.

Some images are computer-generated (CGI) and are for illustrative purposes only.

REASONS TO BUY

- Expansive open-plan kitchen, dining, and living space —perfect for entertaining
- Separate apartment-style area ideal for guests
- Three generous bedrooms offering comfort and versatility
- Multiple bathrooms, including en-suites, for added convenience
- Dedicated utility room to keep everyday living organised
- Bright, flowing layout designed for modern lifestyles
- Private principal suite creating a relaxing retreat
- Ideal blend of space, style, and functionality in a desirable setting

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 leasehold 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 F

Viewings – By Appointment Only

Floor Area – 1959.00 sq ft

Tenure – Leasehold



Eden House, Alwoodley Lane, Leeds



Approx. Gross Internal Floor Area 1959 sq. ft / 181.99 sq. m

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		87	87
(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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