



4 GRANGE COURT

LEEDS, LS17 7TX

£599,995
FREEHOLD

Monroe is delighted to present this generously proportioned four-bedroom home, it offers approximately 1,505 sq. ft. of well-planned living space, perfectly suited to modern family life. Combining spacious reception rooms with flexible accommodation, the property provides an ideal balance of open-plan living and practical everyday functionality.

MONROE

SELLERS OF THE FINEST HOMES

4 GRANGE COURT

- Spacious 1,505 sq. ft. family home
- Four generous double bedrooms
- Stunning open-plan dining kitchen
- En-suite to the principal bedroom
- Versatile home office/study
- Large, light-filled living room
- Separate utility room
- Downstairs WC for convenience
- Excellent storage throughout
- Perfect for modern family living



The ground floor is centred around an impressive dining kitchen, creating a fantastic social hub with ample space for cooking, dining and entertaining. The adjoining utility room provides valuable additional storage and laundry facilities, helping to keep the main living areas clutter-free. To the front of the property, the substantial living room offers a bright and comfortable setting for relaxing, while a separate study provides excellent flexibility as a home office, playroom, snug or even a ground floor bedroom if required. Completing the ground floor are a welcoming entrance hall, a convenient guest WC and useful under-stairs storage.

Upstairs, the property boasts four well-proportioned bedrooms, making it an ideal choice for growing families. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A spacious central landing creates an airy feel and provides access to all first-floor accommodation. Further enhancing the home's practicality is a fully boarded loft, complete with electric lighting, providing excellent easily accessible storage space.

The property benefits from an attractive frontage with a generous driveway providing ample off-road parking, complemented by a well-maintained lawn and gated side access to the rear. The beautifully presented rear garden is a particular feature, enjoying a large, private lawn, a paved patio ideal for outdoor dining and

entertaining, mature planted borders, and a substantial garden shed. In addition, a second concrete-built garden store is positioned to the side of the property, offering excellent secure storage for garden equipment, bicycles or outdoor furniture. Together, these features create a superb outdoor space for both families and those who enjoy relaxing in the garden.

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 F

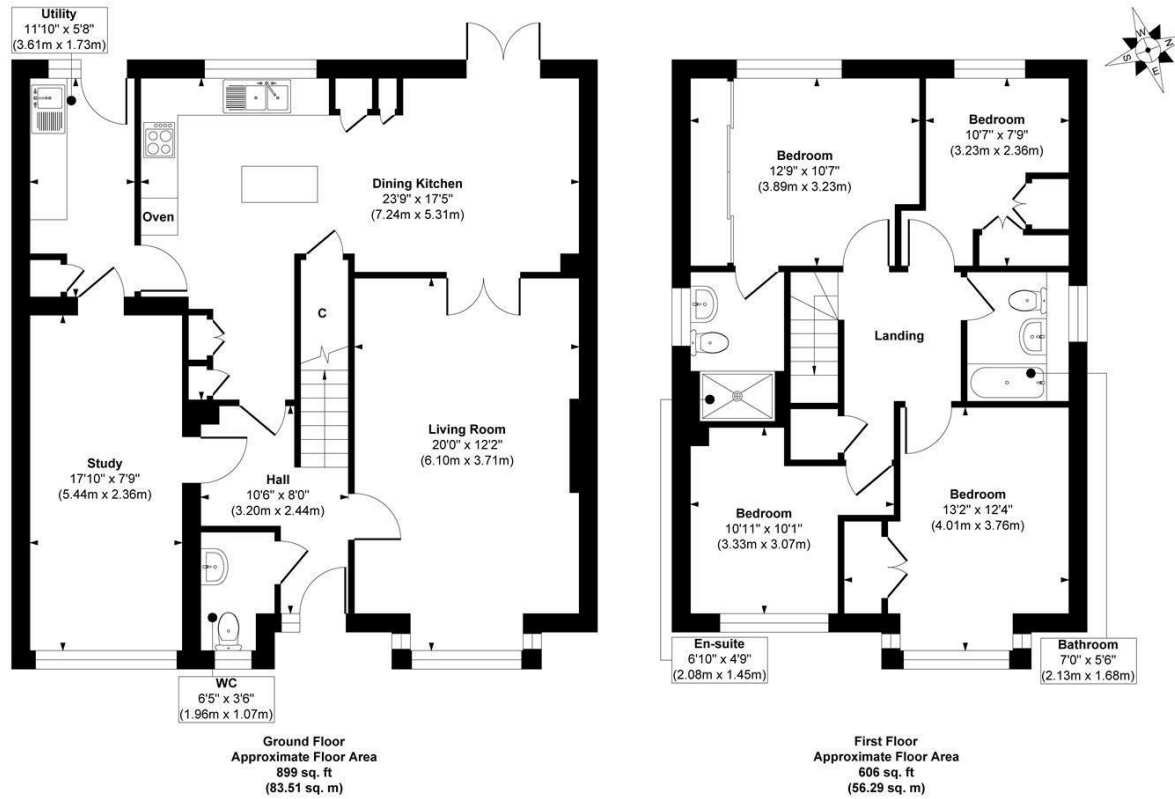
Viewings – By Appointment Only

Floor Area – 1505.00 sq ft

Tenure – Freehold



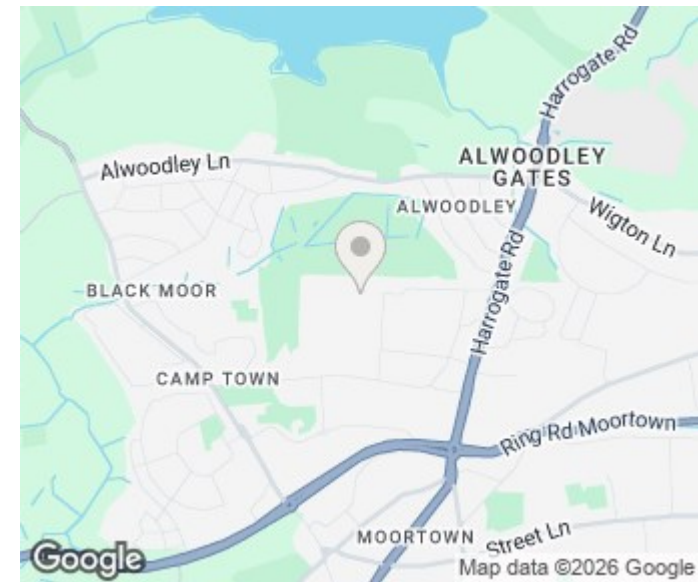
Grange Court, Leeds



Approx. Gross Internal Floor Area 1505 sq. ft / 139.80 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		
(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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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