



## 12 CHELWOOD AVENUE, MOORTOWN LEEDS, LS8 2AZ

£539,000  
FREEHOLD

New to the market on the popular Chelwood Avenue in Moortown, this spacious four-bedroom semi-detached home offers the perfect setting for family living. Set within a friendly and well-connected neighbourhood, the property features a bright and airy layout with two generous reception rooms, a modern kitchen, and four well-sized bedrooms. With a large rear garden, off-street parking, and close proximity to excellent schools, local amenities, and transport links, this home provides both comfort and convenience. A fantastic opportunity for families looking to settle in one of North Leeds' most desirable areas.

MONROE

SELLERS OF THE FINEST HOMES

# 12 CHELWOOD AVENUE,

- Offered chain free for a smooth and swift purchase
- Attractive 1930s home combining period character with modern living
- Ample off-street parking
- Private, low-maintenance rear garden
- Full loft conversion creating an impressive principal bedroom suite
- Rear extension providing modern open-plan living
- Converted garage / outbuilding with electrics, double-glazed windows and pitched roof — ideal as a home office, gym or studio
- Fully renovated throughout, including windows, gas and electrics
- En suite to the primary bedroom
- Situated in a highly sought-after North Leeds location



## Chelwood Avenue, Moortown

Positioned on a quiet residential street between the ever-popular areas of Moortown, Roundhay, and Shadwell, this chain-free, fully renovated four-bedroom semi-detached home offers an exceptional opportunity for buyers seeking a stylish, low-maintenance home in a prime North Leeds location.

Rather than relying on future potential, this property has already had all the hard work done. The current owners completed a comprehensive renovation, including new electrics, central heating, windows throughout, and a full loft conversion, creating a home that is ready to move straight into — ideal for buyers who want certainty, speed, and minimal disruption.

Arranged over three well-designed floors, the house makes intelligent use of space, offering generous bedroom proportions and a practical, modern layout suited to today's lifestyle.

To the front, a bright and welcoming formal living room with bay window provides a cosy retreat, perfect for evenings in or hosting guests. To the rear, the home opens into a modern open-plan kitchen, dining, and family space — thoughtfully designed for everyday living, entertaining, and family life. While not oversized, this area is efficiently laid out, flooded with natural light, and finished to a high standard, making it functional, social, and easy to live in without the need

for further structural work.

Bi-folding doors lead out to the private rear garden, which is intentionally manageable and low-maintenance — ideal for busy professionals or families who want outdoor space without the upkeep of a large garden.

The first floor hosts two generous double bedrooms and a further versatile room, perfect as a nursery, study, or guest bedroom, alongside a stylish family bathroom. The top floor is dedicated entirely to the principal bedroom suite, created via a full loft conversion and offering excellent space, built-in storage, and a sleek en suite — a true retreat away from the main living areas.

A standout feature of this home is the fully converted garage, now a brand-new, insulated outbuilding with a new roof and electrics, offering exceptional flexibility as a home office, gym, studio, or hobby space — a huge advantage for hybrid working or growing families.

Externally, the property benefits from off-street parking and sits in a location that consistently proves to be the biggest draw — close to outstanding schools, green spaces, transport links, and local amenities, while remaining tucked away on a peaceful street.

Reasons to Buy

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- Ample off-street parking
- Private, low-maintenance rear garden
- Full loft conversion creating an impressive principal bedroom suite
- Rear extension providing modern open-plan living
- Converted garage / outbuilding with electrics, double-glazed windows and pitched roof — ideal as a home office, gym or studio
- Fully renovated throughout, including key upgrades
- En suite to the primary bedroom

Situated in a highly sought-after North Leeds location

#### SERVICES

We are advised that the property has mains gas, water and electricity.

#### 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  
Viewings by appointments only.

## 12 CHELWOOD AVENUE,





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ADDITIONAL INFORMATION

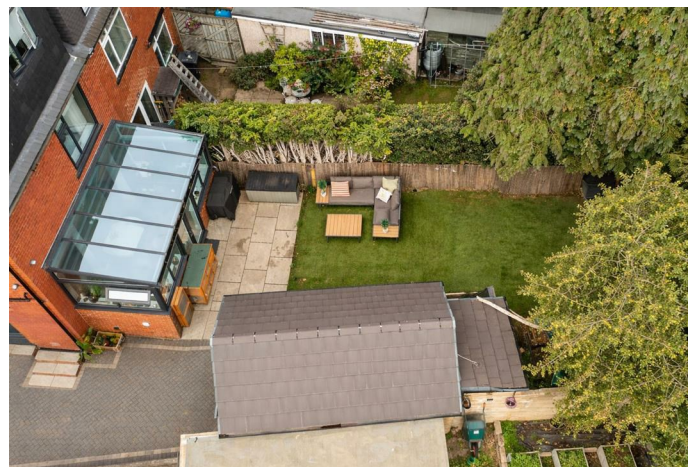
**Local Authority** – Leeds City Council

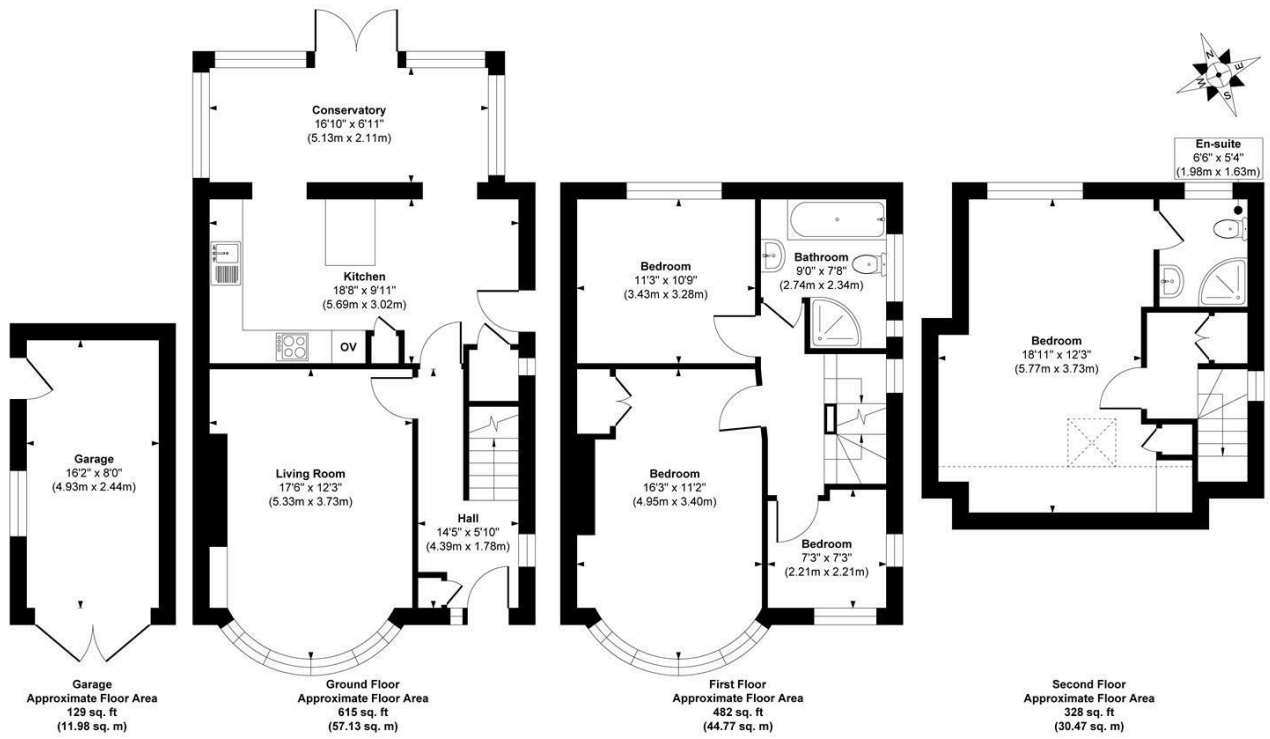
**Council Tax** – Band C

**Viewings** – By Appointment Only

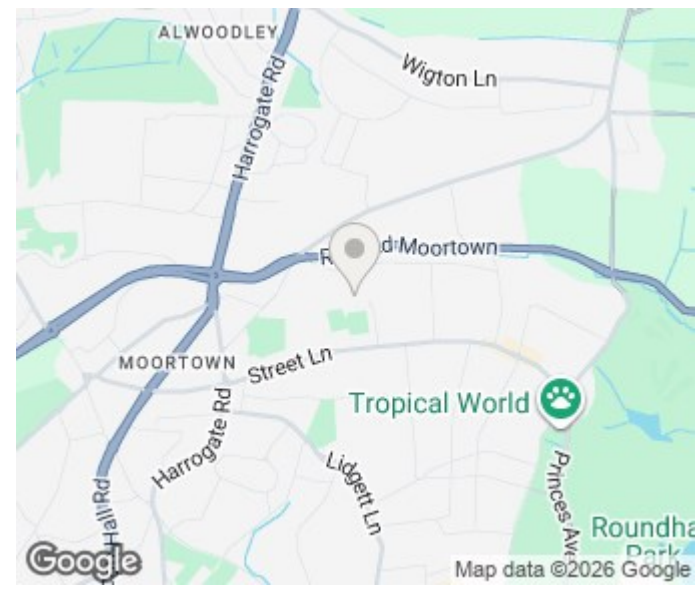
**Floor Area** – 1554.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 1554 sq. ft / 144.35 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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