





72 BIRKDALE DRIVE

LEEDS, LS17 7RU

£280,000

FREEHOLD

Monroe is thrilled to present this well-presented two-bedroom property, it offers a well-proportioned accommodation arranged over two floors. Birkdale drive would be an ideal property for a first time buyer or an investor.

MONROE

SELLERS OF THE FINEST HOMES

72 BIRKDALE DRIVE

• Situated in the desirable area of Alwoodley • Two well-proportioned bedrooms • Separate fitted kitchen • Spacious living room • Useful additional storage • Detached garden shed • Ideal first-time buyer opportunity • Excellent investment potential





Upon entering the property, you are welcomed into a bright and spacious living room, which benefits from plenty of natural light and provides a comfortable and versatile reception space. The room offers ample space for a range of furniture and creates a warm and inviting setting for both relaxing and entertaining. Stairs rise from the living room to the first floor, while a door provides access through to the kitchen.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces and integrated appliances, providing a practical and functional space for everyday cooking. There is also space for additional freestanding appliances and useful storage, with natural light enhancing the room.

To the first floor are two well-proportioned bedrooms, with the principal bedroom positioned to the front of the property and the second bedroom overlooking the rear. The accommodation is completed by a house bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property benefits from a private rear garden, featuring a paved patio area, lawn and planted borders. Enclosed by timber fencing, the garden offers a pleasant outdoor space for relaxing and entertaining, with a useful garden shed providing additional storage.

REASONS TO BUY

- Two well-proportioned bedrooms
- Spacious living room
- Separate fitted kitchen
- Well-presented throughout
- Practical two-storey layout
- Family bathroom
- Useful additional storage
- Detached garden shed
- Ideal first-time buyer opportunity
- Excellent investment potential

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. Chain free.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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ADDITIONAL INFORMATION

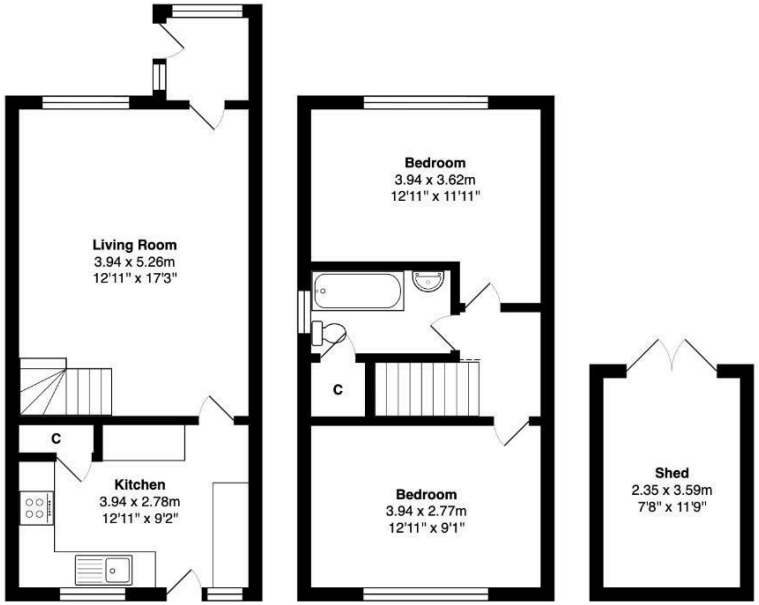
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

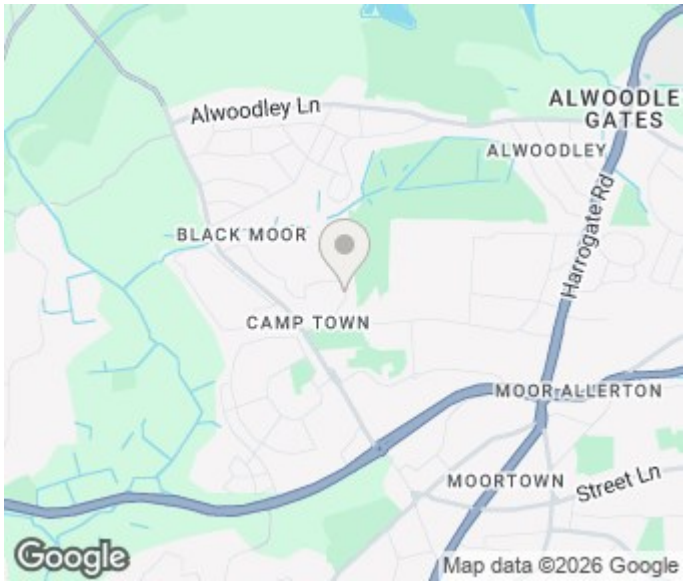
Floor Area – 810.00 sq ft

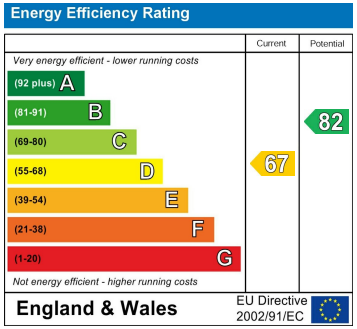
Tenure – Freehold



Total Area: 75.3 m² ... 810 ft²

All measurements are approximate and for display purposes only





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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