# 12 THE QUARRY

## LEEDS, LS17 7NH

## £625,000

**FREEHOLD**

Monroe is delighted to present this chain free, four-bedroom semi detached home set within the desirable residential area of Alwoodley, this home offers over 2,000 sq. ft. of versatile living accommodation, including an integral garage. Designed with both family life and entertaining in mind.

MONROE

SELLERS OF THE FINEST HOMES

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• Set within the desirable residential area of Alwoodley • Over 2,000 sq. ft. of spacious family living • Four generous bedrooms including en-suite principal suite • Sold chain free • Beautifully kept South West facing garden • Integral garage plus practical utility room • Bright bay-fronted living room full of character • Ideal layout for growing or multi-generational families • Stunning family/dining room perfect for entertaining • Excellent balance of modern practicality and comfortable living

The ground floor opens into a welcoming entrance hall with staircase and access to the principal living spaces. To the front of the property, the generous living room is enhanced by a striking curved bay window, creating a bright and inviting space ideal for relaxing. The impressive family and dining room is a superb open-plan space, its perfectly suited to modern family living, entertaining guests, or hosting formal dining occasions.

Positioned to the rear, the breakfast kitchen offers an excellent range of space for fitted cabinetry, work surfaces, and informal dining. Adjacent to the kitchen is a cosy snug, providing a more intimate reception area that could serve as a playroom, TV room, or home office. A separate utility room adds further practicality, while a downstairs WC, porch to the side door and a garage complete the ground floor accommodation.

To the first floor, the property continues to impress with four well-sized bedrooms. The principal bedroom benefits from fitted wardrobe space and a private en-suite shower room. A second spacious double bedroom also includes extensive fitted storage, while the remaining two bedrooms are ideal for children, guests, or flexible home working arrangements. The family bathroom features both a bath and separate shower, complemented by an additional first-floor WC for added convenience.

Externally, the property boasts an attractive frontage with a covered entrance porch providing direct access to the snug, along with a driveway leading to the garage. To the rear, patio doors open onto a beautifully landscaped south-west facing garden, enjoying a high degree of privacy and an unoverlooked aspect.
The layout and proportions of the home make it particularly appealing to growing families seeking flexible accommodation in a sought-after Leeds location.

## REASONS TO BUY

Set within the desirable residential area of Alwoodley
Beautifully kept South West facing garden
Over 2,000 sq. ft. of spacious family living
Four generous bedrooms including en-suite principal suite
Sold chain free
Large breakfast kitchen with adjoining snug
Integral garage plus practical utility room
Bright bay-fronted living room full of character
Ideal layout for growing or multi-generational families
Stunning family/dining room perfect for entertaining
Excellent balance of modern practicality and comfortable living

## 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

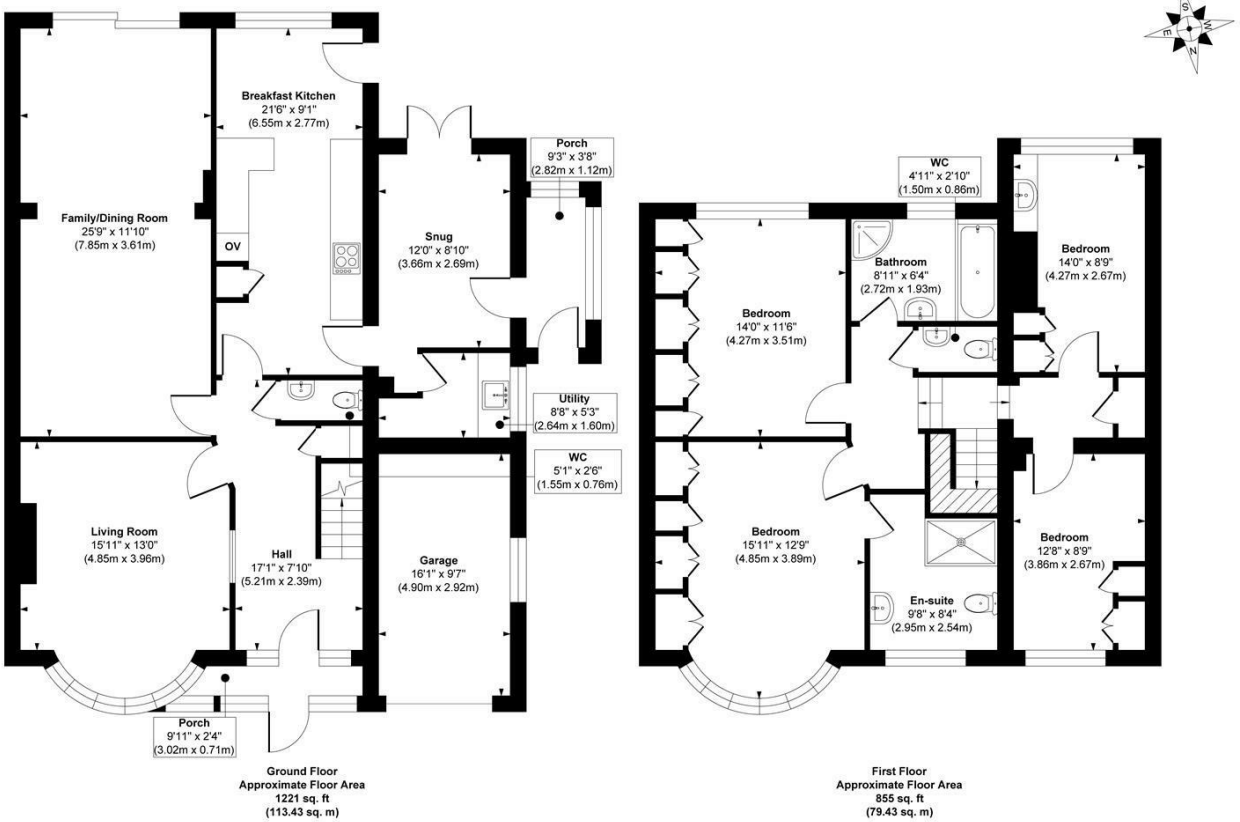
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2076.00 sq ft

**Tenure** – Freehold

## The Quarry, Leeds




**Approx. Gross Internal Floor Area 2076 sq. ft / 192.86 sq. m (Including Garage)**

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

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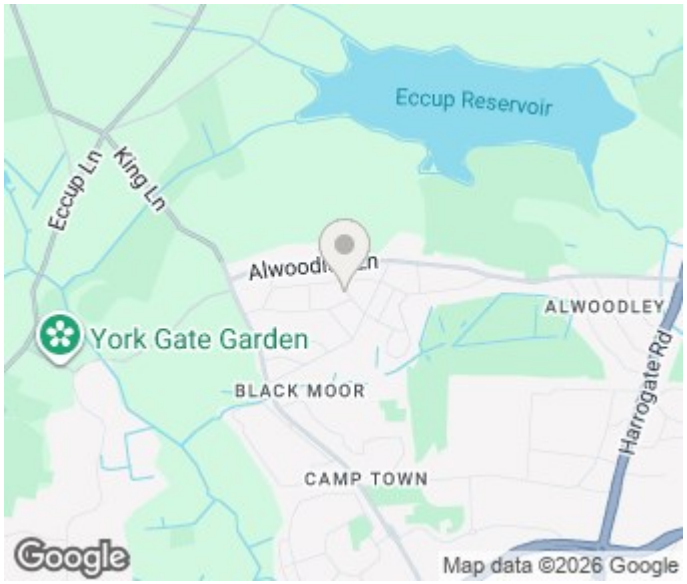


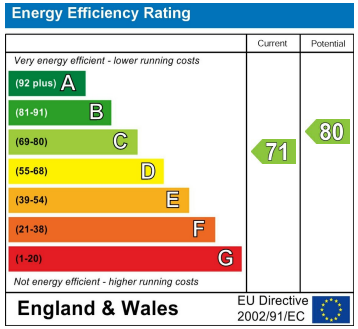


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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