



16 THE AVENUE
ALWOODLEY, LS17 7BE

£450,000
FREEHOLD

Monroe is delighted to present this home situated in the ever-popular Alwoodley location, this substantial and beautifully proportioned three-bedroom semi-detached home offers generous living accommodation across three floors, combining characterful design with flexible modern family living.

MONROE

SELLERS OF THE FINEST HOMES

16 THE AVENUE

- Sought-after Alwoodley location
- Sold chain free
- Three generous double bedrooms
- Principal bedroom with en-suite
- Detached garage and ample off road parking
- Excellent schools and local amenities nearby
- Great investment opportunity
- Perfect family home



The property is entered via a welcoming porch which leads into a central hallway, creating an immediate sense of space and flow throughout the ground floor. To the front of the home is an impressive living and dining room, featuring a striking curved bay window that floods the space with natural light and provides an elegant focal point. This expansive reception room offers ample room for both formal dining and relaxed seating areas, making it perfectly suited for entertaining guests or everyday family life.

To the rear of the property is a separate snug, providing a more intimate second reception space ideal as a family room, playroom, or home office. Adjacent is the fitted kitchen, thoughtfully positioned with direct access to the rear of the property and offering excellent potential for modernisation or extension subject to the necessary permissions. A convenient ground floor WC completes the downstairs accommodation.

The first floor hosts two generously sized double bedrooms, both benefitting from fitted storage. The principal bedroom is particularly impressive, occupying the front of the property with another attractive curved bay window and the added luxury of an en-suite shower room. The second bedroom is equally well-proportioned and served by a spacious house bathroom fitted with a bath, wash basin, and WC.

A further staircase rises to the second floor where a

substantial third bedroom provides a versatile additional living space. This room would lend itself perfectly as a guest suite, teenager's room, hobby space, or dedicated home office, with useful eaves storage enhancing practicality.

Externally, the property benefits from a detached garage measuring approximately 16'6" x 16'6", offering secure parking, storage, or workshop potential. The home enjoys a prominent position within this highly desirable residential area, renowned for its excellent local amenities, highly regarded schools, and convenient transport links into Leeds city centre and surrounding areas.

CGIs have been used in this property listing

REASONS TO BUY

- Sought-after Alwoodley location
- Three generous double bedrooms
- Principal bedroom with en-suite
- Detached garage with ample storage
- Excellent schools and local amenities nearby

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.

Some images in this listing have visually imposed CGI furniture.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

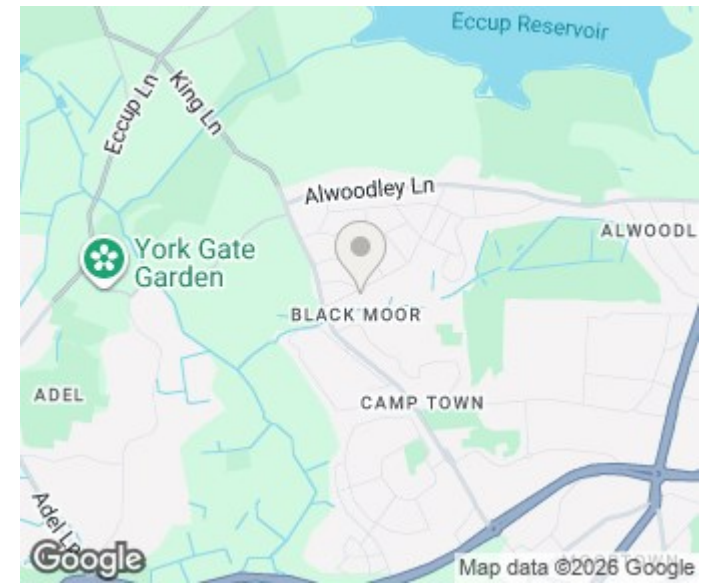
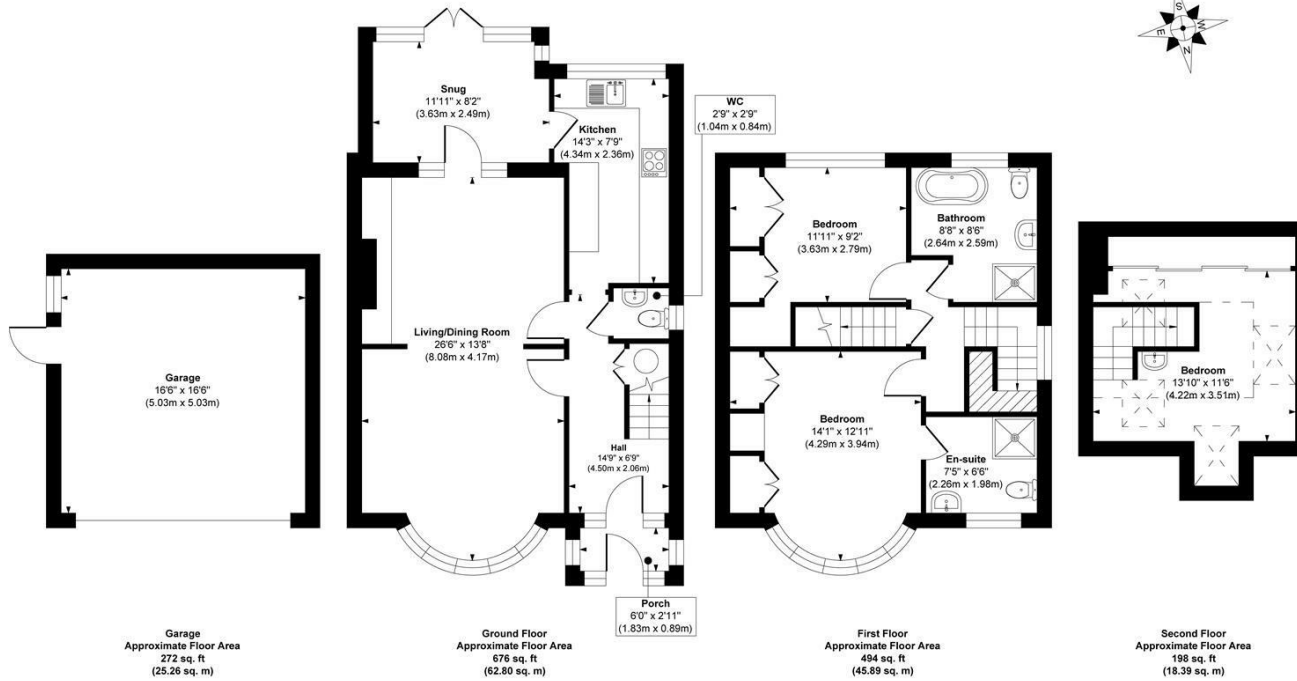
Viewings – By Appointment Only

Floor Area – 1640.00 sq ft

Tenure – Freehold



The Avenue, Alwoodley



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1640 sq. ft / 152.34 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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