





59 PRIMLEY PARK CRESCENT

LEEDS, LS17 7HY

£600,000

FREEHOLD

Monroe is thrilled to present this expansive four-bedroom semi-detached residence, offering nearly 2,000 sq. ft of premium living space across three floors in the heart of Alwoodley. Combining spacious interiors with an enviable LS17 address, this property is designed for those who refuse to compromise on size or location.

MONROE

SELLERS OF THE FINEST HOMES

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• Prime Alwoodley Location • Detached Garage & Private Parking • Substantial Square Footage • Incredible Flow Throughout • Abundant Built-in Storage • A True "Garden Room" Conservatory • Elite Schooling Catchment • Beautifully Presented Throughout • Commuter Friendly With Excellent Transport Links • South Facing, Well Maintained Garden





Commanding an impressive presence on the highly regarded Primley Park Crescent, this substantial family home is a masterclass in space and versatility, perfectly suited to the needs of a growing family. The property seamlessly blends traditional architectural charm with expansive, modern living areas, beginning with a grand entrance hall that sets a sophisticated tone. This leads into a stately front-facing living room, characterised by a deep bay window that floods the space with light. Elegant double doors provide a graceful transition into the formal dining room, which in turn flows into a bright, airy conservatory—creating an exceptional open-plan feel that stretches from the front of the home to the rear.

The ground floor is completed by a large, separate kitchen designed for the demands of a busy household. It features high-end integrated appliances, extensive workspace, and dual-aspect windows that invite ample natural light. Ascending to the first floor, the theme of generous proportions continues with three well-appointed bedrooms. Two of these are substantial doubles featuring a wealth of built-in wardrobe space, while the third serves as a comfortable single or a quiet home office. This level also houses the primary family bathroom, thoughtfully equipped with both a bath and a separate walk-in shower, alongside the added convenience of a separate WC.

A standout feature of this residence is the expertly converted second floor, which is entirely dedicated to a magnificent principal bedroom suite. This private sanctuary is flooded with light from multiple aspects and benefits from its own en-suite bathroom, offering a serene retreat away from the main hub of the home.

Externally, the rear South facing garden serves as a magnificent extension of the living space and is undoubtedly one of the property's finest assets. Meticulously maintained, the grounds offer a seamless blend of a lush, manicured lawn and a patio perfectly positioned for alfresco dining and summer entertaining. Enclosed by mature, established hedging and vibrant border planting, the garden provides a rare sense of total seclusion and tranquillity. To the front, the property boasts an extensive private driveway providing substantial off-road parking for multiple vehicles, further complemented by a large detached garage—ideal for secure parking or as a versatile home workshop.

REASONS TO BUY

- Prime Alwoodley Location
- Detached Garage & Private Parking
- Substantial Square Footage
- Incredible Flow Throughout
- Abundant Built-in Storage
- A True "Garden Room" Conservatory
- Elite Schooling Catchment

- Beautifully Presented Throughout
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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

TENTURE

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 D

Viewings – By Appointment Only

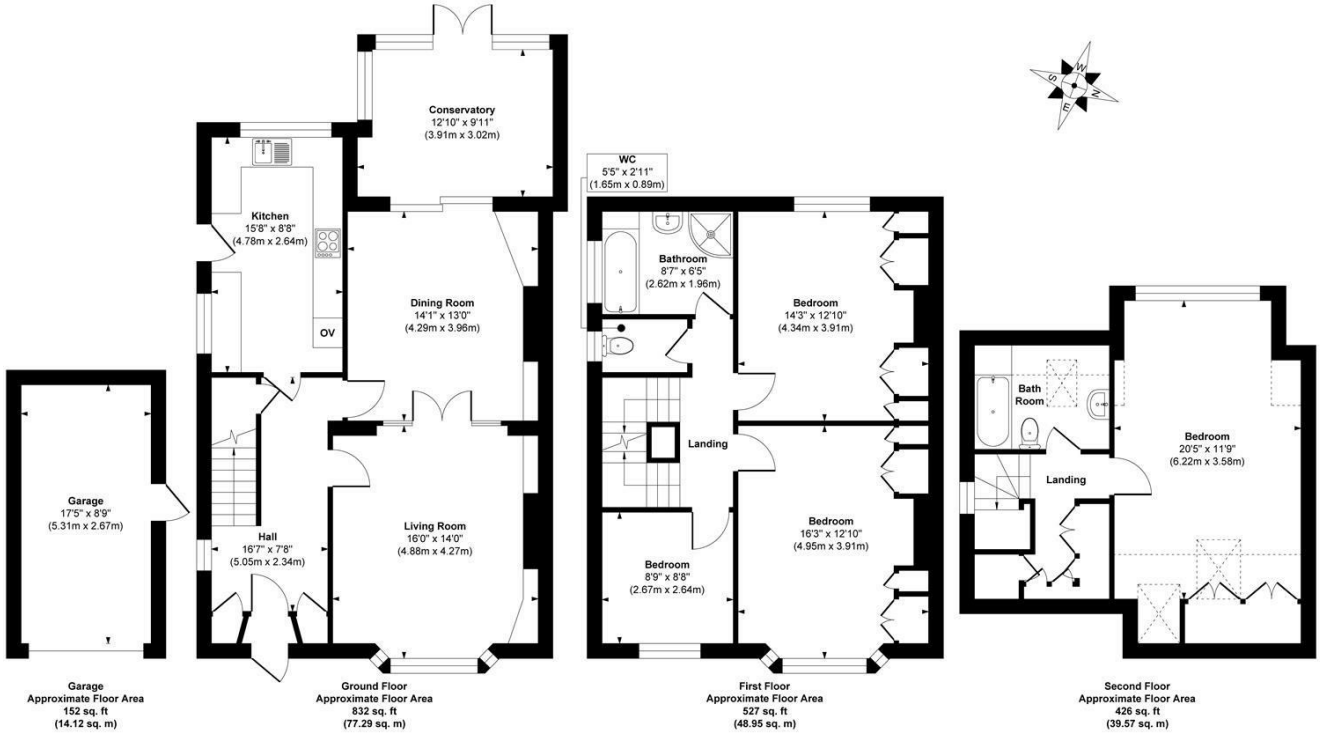
Floor Area – 1937.00 sq ft

Tenure – Freehold





Primley Park Crescent, Leeds



Approx. Gross Internal Floor Area 1937 sq. ft / 179.93 sq. m (Including Garage)

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

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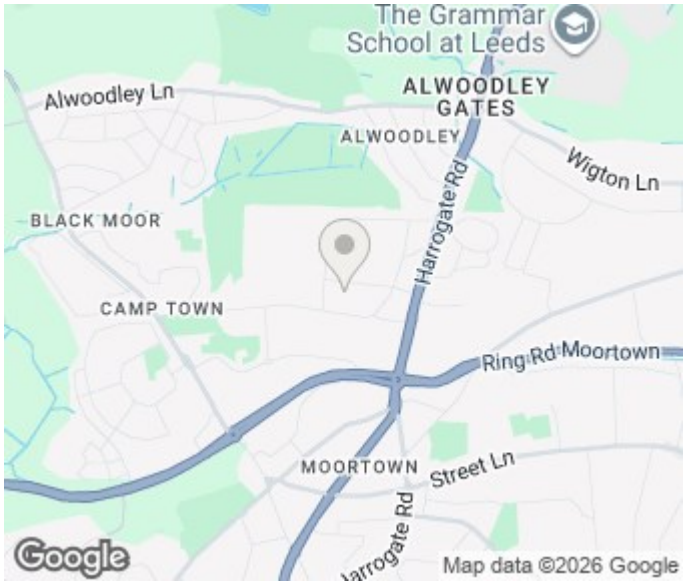

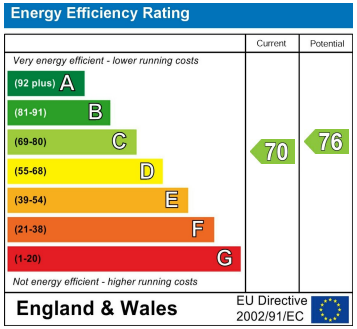

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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