



## 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,

- Four bedroom semi dethatched home
- Beautifully renovated
- Ample off street parking
- Private rear garden
- Full loft conversion
- Garage conversion
- Modern finish throughout
- En suite situated the primary suite
- Highly sought after location
- Great family home



Strictly through the selling agent - Monroe Estate Agents. For sale off-market

### Reasons to buy:

- Chain free
- 1930s modern character home
- Ample off street parking
- Private rear garden
- Full loft conversion and rear extension
- Garage conversion - fully equipped with electrics double glazed windows, pitched roof
- Fully renovated throughout
- En suite situated the primary bedroom
- Highly sought after location

Nestled on a quiet residential street between the highly sought-after areas of Moortown, Roundhay, and Shadwell, this beautifully extended four-bedroom semi-detached home is the ideal setting for modern family life. Offered chain-free and having undergone a full renovation—including new electrics, central heating, and windows throughout—this is a truly turn-key property, ready to move straight into.

Set across three spacious floors, the home offers a superb balance of open-plan living, generous bedroom space, and flexible rooms that cater to today's dynamic family lifestyle.

Step inside and you're welcomed by a bright, stylish

entrance hall that immediately sets the tone. To the front, a large formal living room with a bay window provides a perfect space for cosy evenings or entertaining, filled with natural light and featuring modern, tasteful décor.

To the rear, the heart of the home is the impressive open-plan kitchen, dining, and family area—perfectly extended to create a sun-filled, social space that seamlessly blends indoor and outdoor living. The kitchen is finished to a high specification, with sleek cabinetry, integrated appliances, and a central island ideal for family gatherings or entertaining. Full-height glazing and patio doors open out to the private rear garden, making it the perfect spot for summer barbecues and children's playtime.

Upstairs, the first floor hosts two spacious double bedrooms and a generous single—currently used as a home office, but ideal as a nursery or guest room. A luxurious family bathroom with contemporary tiling, a large bath, and a walk-in shower completes this floor.

The top floor is dedicated to a stunning primary suite, created via a full loft conversion. With its built-in wardrobes, stylish décor, and sleek en suite shower room, this space feels like a boutique retreat.

Outside, the property offers ample off-street parking, a private rear garden, and a converted garage that now

serves as a home office, gym, or creative studio—perfect for hybrid working or hobby space.

This home is ideally located for families, with excellent local schools, transport links, parks, and amenities all within easy reach. Whether you're upsizing or looking for your forever home, this is a rare opportunity to own a stylish, spacious, and fully renovated family property in one of North Leeds' most desirable neighbourhoods.

#### ENVIRONS

This home is situated in Moortown, and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting, but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city centre and Ring Road.

#### 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

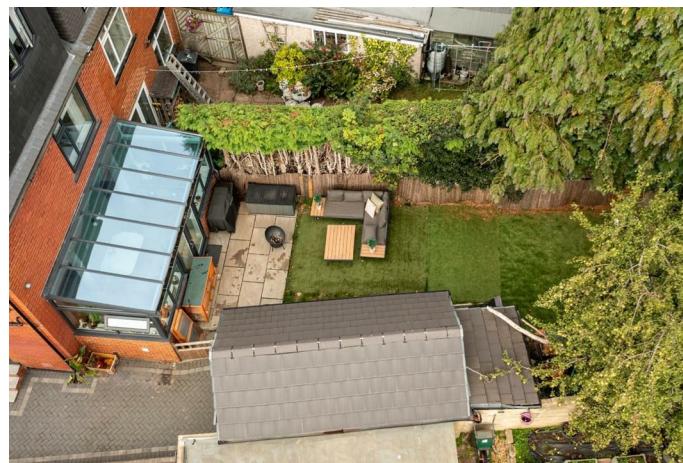
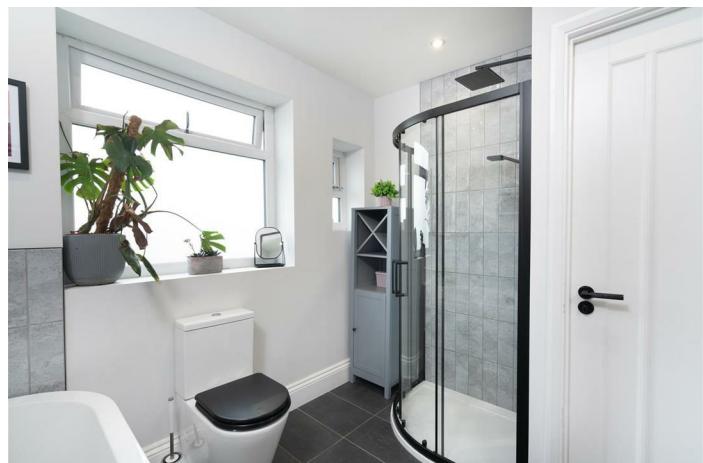
Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

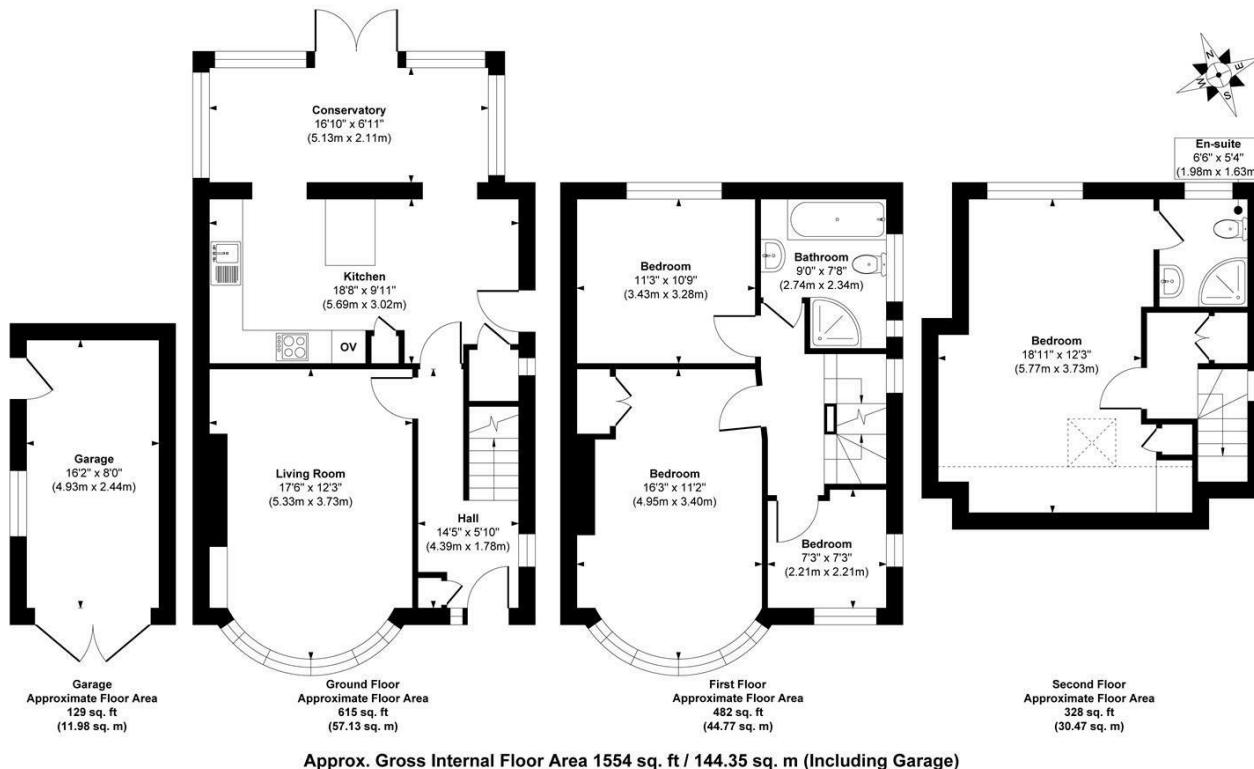
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1554.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
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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