



20 MEADOW WAY

LEEDS, LS17 7QZ

£500,000
FREEHOLD

Monroe is thrilled to present this beautifully proportioned, three-bedroom semi-detached family home located in the desirable area of Alwoodley. Offering a perfect blend of period charm, contemporary living, and practical space, this residence is an exceptional find for growing families and professionals alike.

MONROE

SELLERS OF THE FINEST HOMES

20 MEADOW WAY

- Sought-After Alwoodley Location
- Features a detached garage for extra security
- Beautifully maintained garden
- Flexible three bedroom layout
- Open plan living
- Driveway that can accommodate three vehicles
- Ample off road parking
- Bright and airy throughout
- Great flow to the property
- Built in wardrobe space



The property is entered via a welcoming front porch that flows into a central, character-filled hallway. The ground floor layout is designed for modern living, centred around an exceptionally spacious, light-filled living room which serves as a cozy yet expansive retreat. To the rear, the heart of the home is an open-plan dining kitchen providing an incredible space for social gatherings and family meals. Completing the ground floor is a modern and functional shower room, adding significant convenience to the main level.

A staircase leads to the first-floor landing, which provides access to three well-proportioned bedrooms. The primary bedroom is a true standout, featuring a charming bay window that floods the space with natural light. The second bedroom offers generous dimensions, while the third bedroom provides the perfect flexibility to be used as a guest room, a dedicated home office, or a nursery. A sleek, well-appointed family bathroom serves the bedrooms, finished to a high standard.

Externally, the property is a standout, featuring a detached garage that provides secure parking or valuable additional storage, a highly sought-after asset in this area. To the front, there is ample off-road parking with a driveway that can accommodate three vehicles, while the beautifully maintained rear garden and the newly installed patio serves as a private oasis, perfect for outdoor entertaining

Some images are computer-generated (CGI) and are for illustrative purposes only.

REASONS TO BUY

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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

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

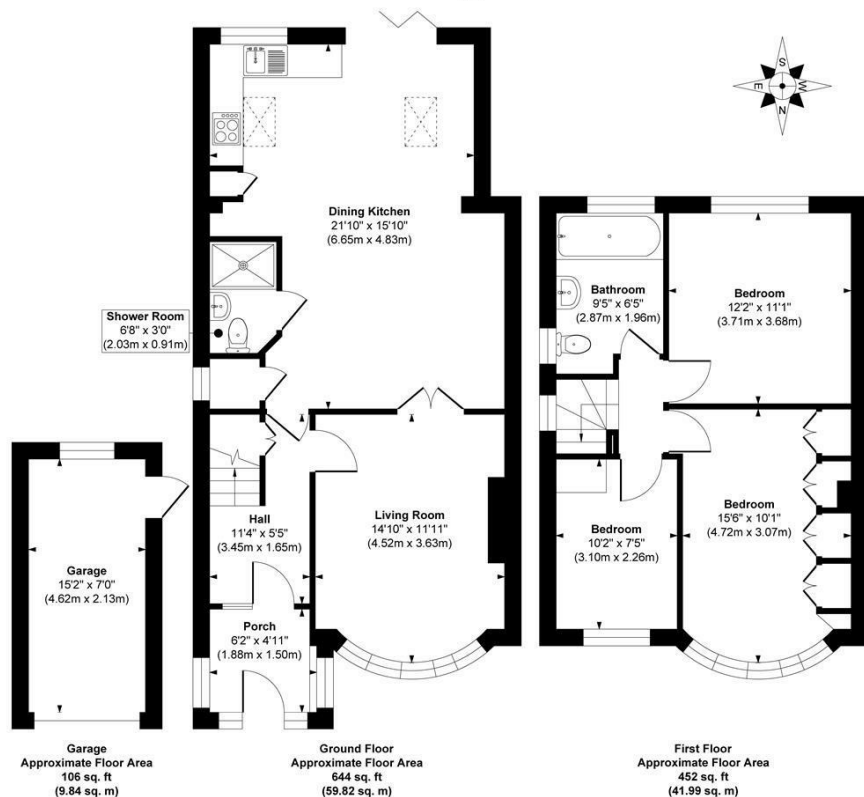
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1202.00 sq ft

Tenure – Freehold

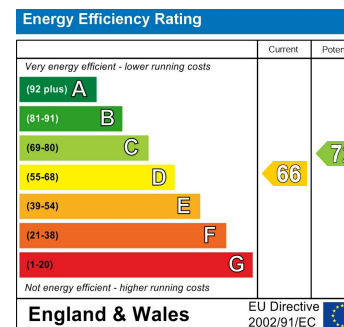
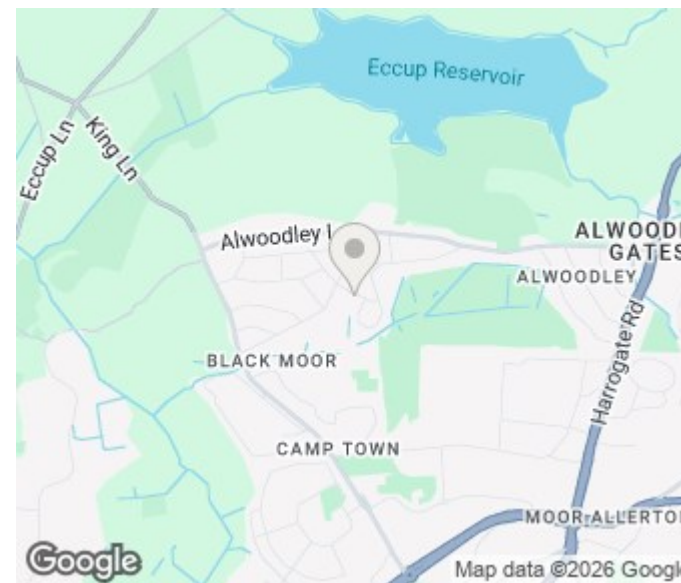
Meadow Way, Leeds



Approx. Gross Internal Floor Area 1202 sq. ft / 111.65 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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