62 BUCKSTONE OVAL

LEEDS, LS17 5HH

£425,000

FREEHOLD

Monroe is thrilled to present this well-presented three-bedroom home, it's a well-planned and versatile accommodation arranged over two floors, providing an excellent balance of living, dining and bedroom space. The property offers approximately 1,028 sq ft of accommodation and would make an ideal home for a wide range of buyers, with a practical layout and generous living spaces throughout.

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• Three well-proportioned bedrooms • Spacious living room • Generous 1,028 sq ft accommodation • Separate kitchen • Downstairs WC • Useful storage room • Well-appointed family bathroom • Versatile accommodation • Excellent family home

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the main ground floor accommodation and staircase leading to the first floor. The impressive living room is a particularly generous reception space, offering plenty of room for comfortable seating and a range of furniture configurations. Large windows allow natural light to fill the room, creating a bright and welcoming environment that is ideal for both relaxing and entertaining.

The kitchen is positioned to the rear of the property and provides a practical and well-planned space with a good range of fitted units and work surfaces. There is ample room for the necessary appliances, while the layout makes excellent use of the available space. The ground floor is further complemented by a useful downstairs WC, providing additional convenience for residents and guests. There is also a useful store, offering valuable additional storage space for household items and helping to keep the main living areas clutter free.

To the first floor are three well-proportioned bedrooms, offering excellent flexibility for families, guests or those requiring additional space for working from home. The principal bedroom is a generous double room with plenty of space for a range of bedroom furniture, while the second bedroom is also a well-sized double room. The third bedroom provides a versatile additional space which would be ideal as a child's bedroom, guest room, nursery or home office depending on the needs of the new owner.

The first floor is completed by a well-proportioned family bathroom, fitted with a suite and providing a practical space serving all three bedrooms.

Externally, the property benefits from a beautiful rear garden, offering a generous and well-established outdoor space with an excellent sense of privacy. The garden is predominantly laid to lawn and is bordered by mature hedging, trees and well-stocked planting beds, creating a green and secluded setting. A range of raised beds provide space for gardening enthusiasts.

REASONS TO BUY

- Three well-proportioned bedrooms
- Spacious living room
- Generous 1,028 sq ft accommodation
- Separate kitchen
- Downstairs WC
- Useful storage room
- Well-appointed family bathroom
- Versatile accommodation
- Excellent family home

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 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 by appointment only through the selling agent: - Monroe Estate Agents

62 BUCKSTONE OVAL

BATH

62 BUCKSTONE OVAL

ADDITIONAL INFORMATION

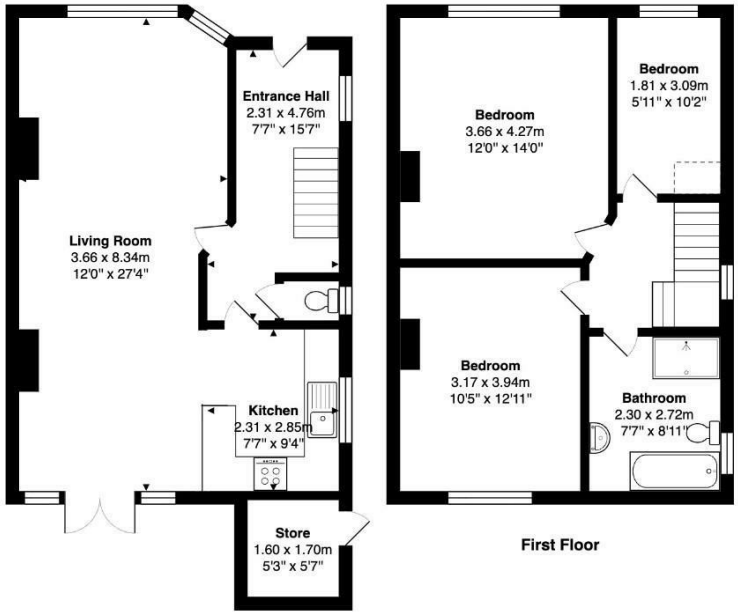
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

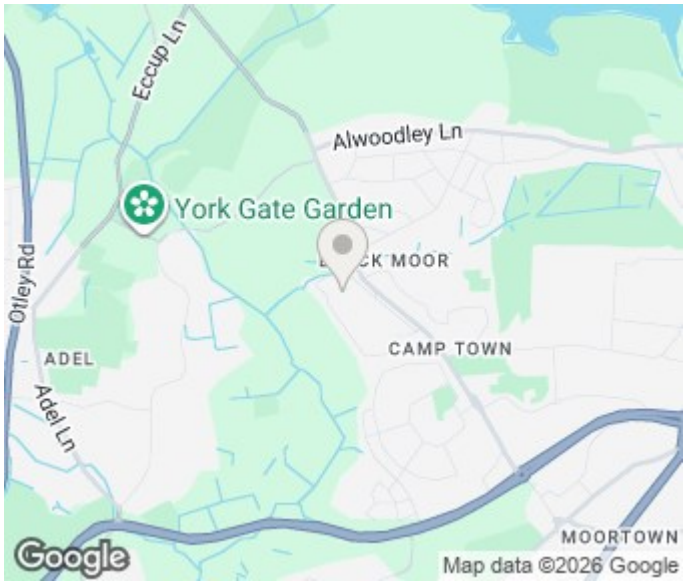
Floor Area – 1028.00 sq ft

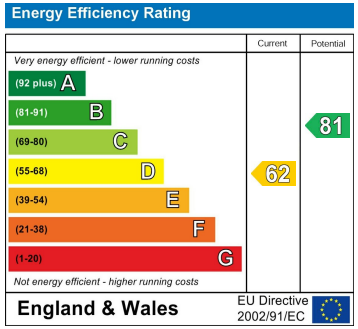
Tenure – Freehold



Total Area: 95.5 m² ... 1028 ft²

All measurements are approximate and for display purposes only





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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