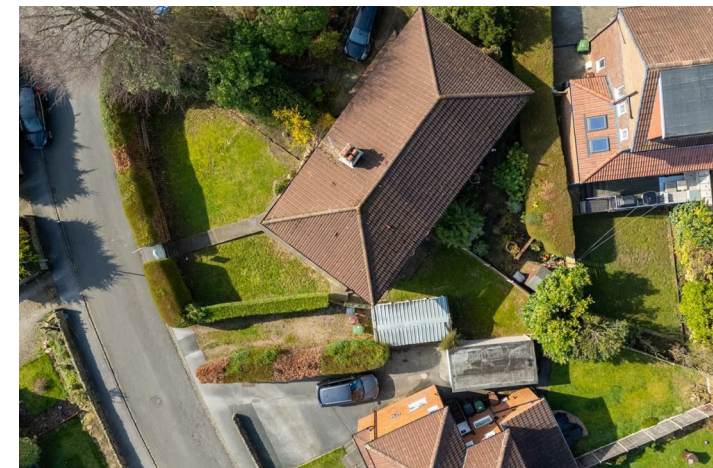




1 VALLEY CLOSE

LEEDS, LS17 7NN

£375,000
FREEHOLD

Occupying an enviable corner plot within a quiet and highly sought-after Alwoodley cul-de-sac, 1 Valley Close is an exceptional three-bedroom home that perfectly blends modern living with comfort and practicality. Offered to the market chain free, it presents a smooth and straightforward purchase opportunity in one of North Leeds' most desirable residential locations.

MONROE

SELLERS OF THE FINEST HOMES

1 VALLEY CLOSE

1, Valley Close Leeds, LS17 7NN

1 Valley Close is a superb modern family home, occupying a generous corner plot in a highly sought-after residential location. Sold chain free, this beautifully presented property offers excellent space, versatility, and strong commuter links.

Inside, the home begins with a bright entrance hall leading to a cosy front living room, ideal for relaxing in a private and comfortable setting.

To the rear, the property opens into a standout open-plan dining kitchen measuring nearly 18ft wide. This is the true heart of the home, offering excellent space for family dining and entertaining, with French doors opening directly onto the garden for seamless indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms. The main and second bedrooms are both generous doubles, while the third room is ideal as a nursery, home office or guest space. A modern family bathroom is complemented by a separate WC, adding valuable practicality.

Externally, the property enjoys a strong corner plot position with a well-maintained front lawn, driveway parking and a detached garage providing secure storage or additional parking. The rear garden is private and enclosed, bordered by mature hedging and perfect for

both relaxing and entertaining.

A fantastic opportunity for first-time buyers, families or downsizers seeking a turn-key home in a prime Alwoodley location close to local amenities, schools and transport links.

REASONS TO BUY

Sold Chain Free

Prime Alwoodley Location

Corner Plot Position

Detached Garage & Driveway Parking

Modern Open-Plan Dining Kitchen

Three Well-Proportioned Bedrooms

Private Enclosed Rear Garden

Excellent Commuter Links

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

- Prime Alwoodley Location
- Sold Chain Free
- Commuter Friendly With Excellent Transport Links
- Perfect Family Home
- Great For A First Time Buyer
- Beautifully Presented Throughout
- Features A Garage For Extra Security & Convenience
- Close To Local Amenities
- Well Maintained Garden
- Corner Plot Property



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.

1 VALLEY CLOSE





1 VALLEY CLOSE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

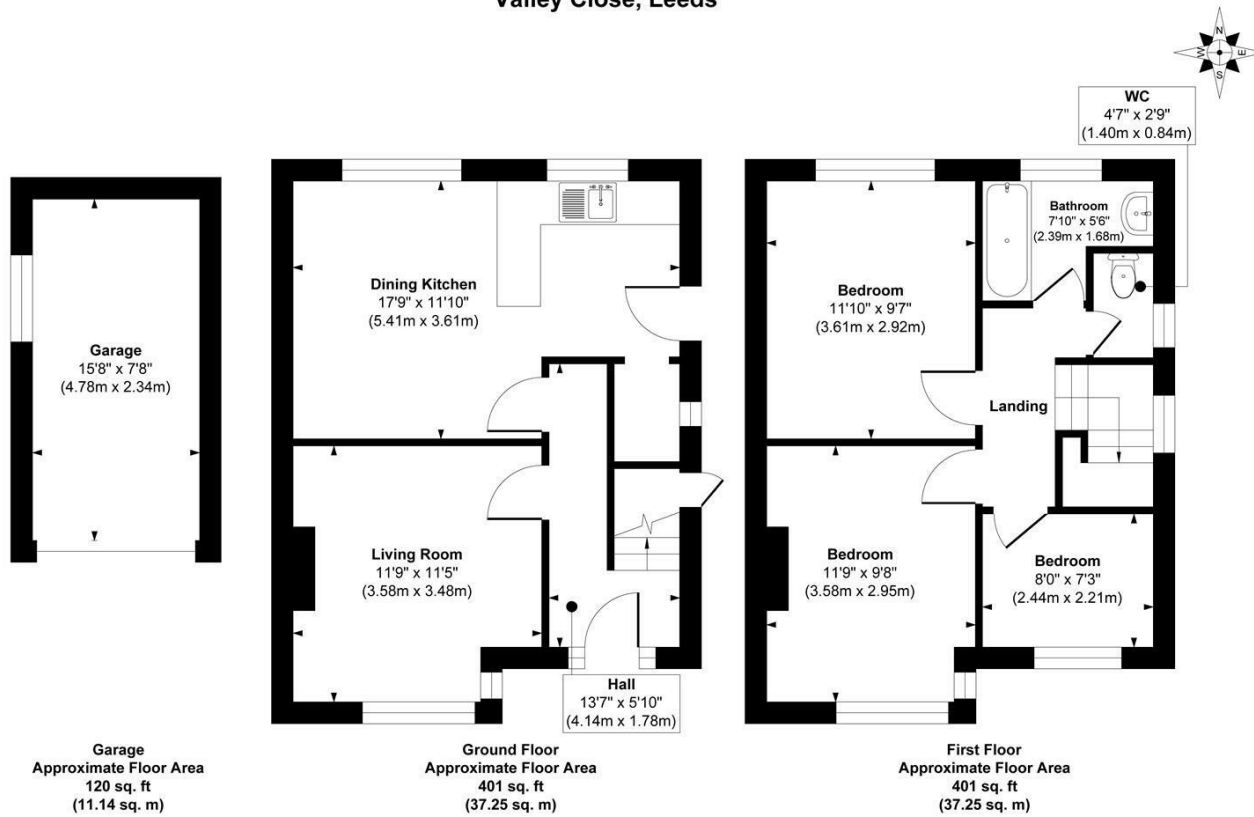
Viewings – By Appointment Only

Floor Area – 922.00 sq ft

Tenure – Freehold



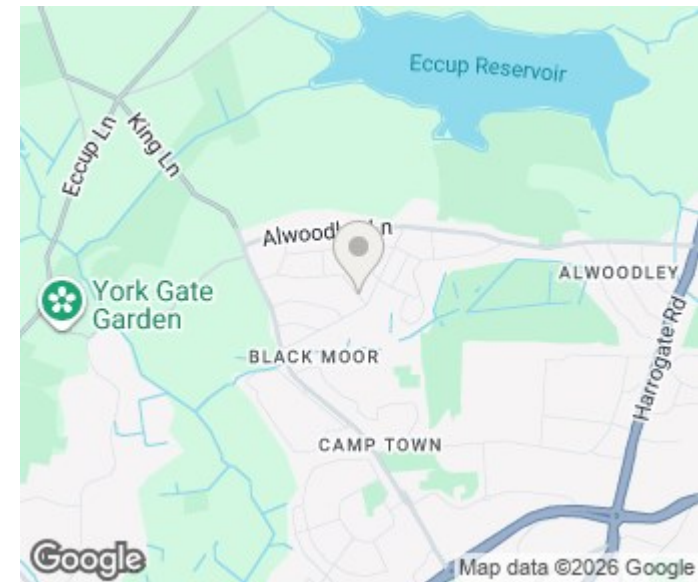
Valley Close, Leeds



Approx. Gross Internal Floor Area 922 sq. ft / 85.64 sq. m (Including Garage)

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

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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	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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