



ALWOODLEY CHASE HARROGATE ROAD LEEDS, LS17 8ER

£350,000
LEASEHOLD

Monroe is delighted to present this modern and spacious two-bedroom apartment, ideally positioned in the highly sought-after area of Alwoodley. Offering a perfect blend of contemporary living and everyday convenience, the property enjoys a prime location close to a range of local amenities, highly regarded schools, and excellent transport links. With its stylish interiors and well-proportioned layout, this apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

MONROE

SELLERS OF THE FINEST HOMES

ALWOODLEY CHASE HARROGATE

- Beautifully presented throughout
- Two large double bedrooms
- A lift allowing access from the ground floor to the top floor
- Perfect for a first time buyer
- Open plan interior
- Excellent transport links
- Private garage
- Rich in local amenities
- Large bathroom and a shower room
- Stunning surroundings



As you step into this property, you are welcomed by a bright, modern, and airy living space. Two large double windows flood the sitting room with natural light, which flows seamlessly into the adjoining dining area. From here, double doors open onto a charming Juliette balcony, offering views over the beautifully maintained communal gardens.

The contemporary kitchen is fully fitted with a range of high-quality integrated appliances, providing both convenience and a sleek, streamlined appearance. A large central window floods the room with natural light, creating a bright and inviting atmosphere that is ideal for both everyday use and entertaining. Striking contrasting worktops complement the modern cabinetry, adding a stylish finish while offering plenty of preparation space. The thoughtful design ensures practicality without compromising on aesthetics, making it a true focal point of the home.

The property is situated on the top floor, offering the added benefits of higher ceilings and extra loft storage. A centrally located guest cloakroom, along with dedicated coat storage, provides a practical and convenient feature—particularly valuable in an apartment setting.

The property features two generously sized bedrooms, each with its own en-suite, offering ample storage and abundant natural light for comfortable and versatile

living. The en-suites are well-appointed with a WC, basin, and walk-in shower, combining functionality with ease of use. The thoughtfully designed layout enhances the sense of space and flow throughout the home, while neutral décor provides a blank canvas for personal touches. Quality finishes add a modern yet welcoming feel.

This property boasts the added convenience of its very own private garage, offering secure parking and additional storage space.

Please note that hard flooring (such as wood, laminate, or tile) is not permitted in the property, as per the management company's regulations.

REASONS TO BUY

- Beautifully presented throughout
- Modern finish
- Perfect for first time buyer
- Two double bedrooms with en-suites
- Ideal if you are looking to downsize
- A lift allowing access from the ground floor to the top floor
- Open plan interior
- Private Garage
- Stunning surroundings
- Rich in local amenities
- Excellent transport links

- Sought after location

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 a leasehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

ALWOODLEY CHASE HARROGATE







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ADDITIONAL INFORMATION

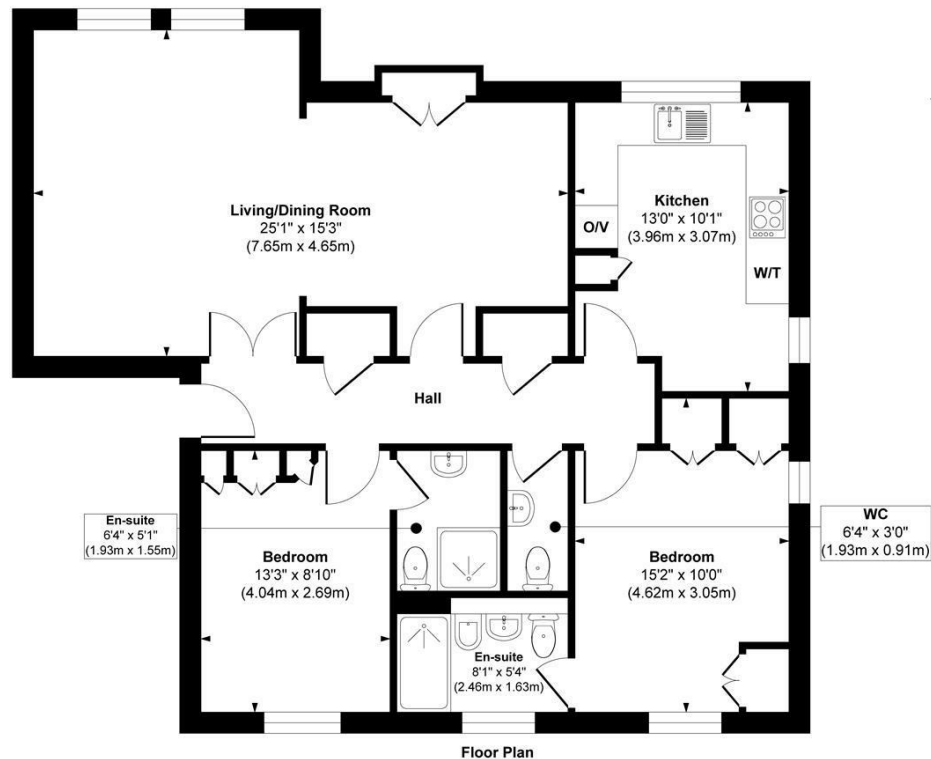
Local Authority – Leeds City Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 918.00 sq ft

Tenure – Leasehold



Approx. Gross Internal Floor Area 918 sq. ft / 85.28 sq. m

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	74	77
(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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