



## 25 OAKWOOD AVENUE LEEDS, LS8 2HZ

£650,000  
FREEHOLD

NEWLY REFURBISHED THROUGHOUT. This beautifully presented four-bedroom home is set in an enviable Oakwood location, just moments from a wealth of local amenities. Designed for modern living, the stunning open-plan kitchen, complete with quartz worktops, breakfast island, and integrated appliances, flows seamlessly to a sunny south-facing garden. Across three spacious floors, the home offers luxurious bathrooms, generous bedrooms, and a serene top-floor suite with dressing area and en suite.

MONROE

SELLERS OF THE FINEST HOMES

# 25 OAKWOOD AVENUE

- Sought-after Oakwood location near amenities
- Stunning open-plan kitchen, immaculate finish
- Quartz worktops and integrated appliances
- South-facing garden, perfect for relaxing
- Electric Car Charger
- Primary suite with luxurious en suite
- Freestanding bath and walk-in showers
- Cosy lounge with feature fireplace
- Off-street parking for added convenience
- Chain free, ready to move



## Oakwood Avenue

Discover this exceptional four-bedroom home in the heart of Oakwood, just moments from Roundhay Park and some of the area's finest restaurants, bars and amenities. Completely stripped back and meticulously renovated from top to bottom, this property offers a rare opportunity to purchase a truly move-in-ready home of outstanding quality – and with no onward chain.

Step inside to a bright, contemporary interior designed with modern living in mind. The open-plan kitchen, dining and living area features high-spec finishes including quartz worktops, integrated appliances and a central breakfast island, with doors leading directly to a sunny south-facing garden – perfect for entertaining or relaxing.

A separate lounge with a feature fireplace provides a cosy retreat, while a sleek utility room and downstairs WC add everyday convenience.

Upstairs, three generously sized bedrooms share a luxurious family bathroom, while the entire top floor is dedicated to a stunning primary suite with space for a walk-in dressing area and a stylish en suite.

With off-street parking, a private garden, and an enviable Oakwood location within walking distance of Roundhay Park and the area's vibrant café, restaurant

and bar scene, this home combines space, style and lifestyle in one perfect package.

## Reasons to Buy

- Chain-free – move straight in
- Full high-specification renovation throughout
- Walking distance to Roundhay Park
- Quartz worktops & integrated appliances
- South-facing garden
- Spacious rooms across three floors
- Primary suite with luxurious en suite
- Prime Oakwood location close to top restaurants, bars & amenities

## ENVIRONS

Oakwood is a vibrant suburb in North Leeds, rich in amenities and charm. Surrounded by picturesque greenery, it features outstanding schools and a diverse selection of delicious restaurants and bars, all within a short walk.

The area offers abundant facilities for sports enthusiasts, including tennis courts, several championship golf courses, and a bowling green, alongside various yoga studios and fitness centres. The popular weekly park run in Roundhay Park adds to the community's active lifestyle.

Leeds Bradford International Airport is conveniently

located just a short drive away, as is access to the national motorway network, making this property an ideal hub for both business and leisure.

Frequent public transport links also provide easy access to Leeds City Centre, Harrogate, York, and Wetherby, enhancing the area's appeal.

#### SERVICES

We are advised that the property has mains gas, water and electricity.

#### LOCAL AUTHORITY

Leeds 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.

## 25 OAKWOOD AVENUE





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## ADDITIONAL INFORMATION

**Local Authority** – Leeds

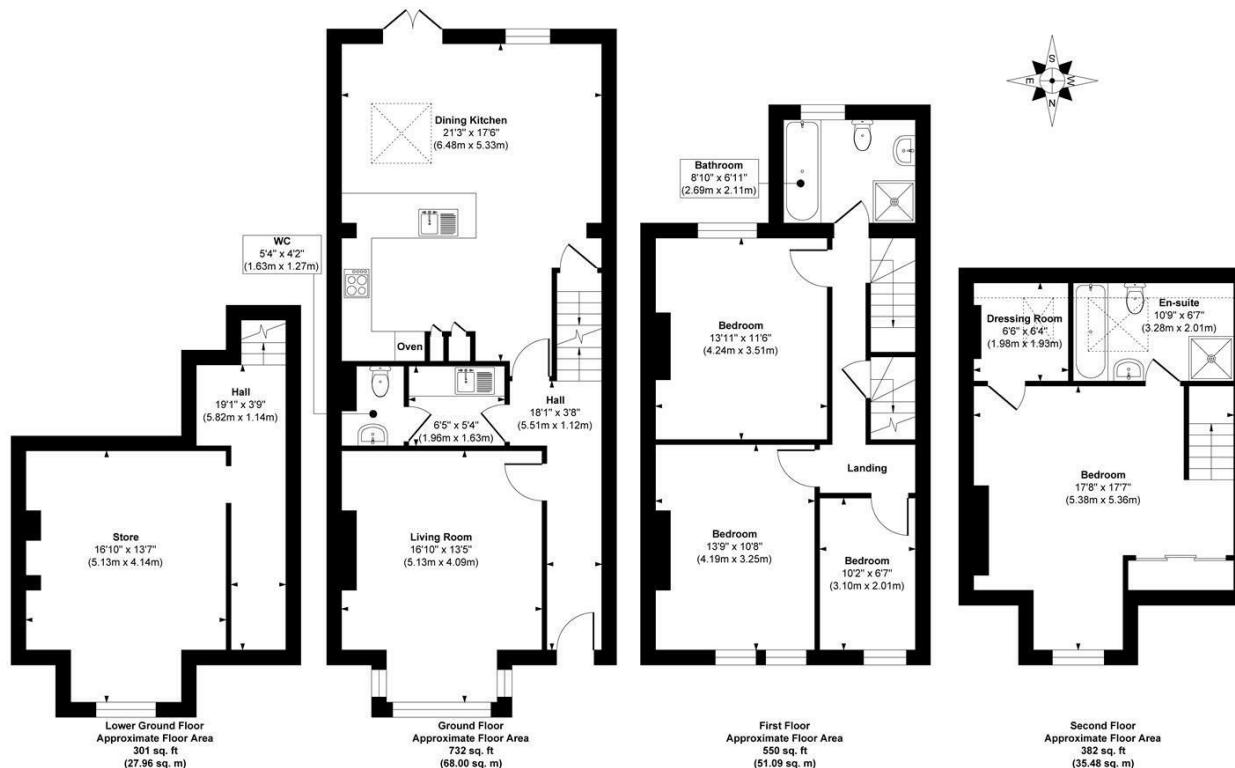
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1965.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(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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