





ALWOODLEY CHASE HARROGATE ROAD

LEEDS, LS17 8ER

£350,000

LEASEHOLD

PRICED TO SELL

Monroe is delighted to present this well-presented two-bedroom ground floor apartment, located in the highly sought-after area of Alwoodley, offers comfortable and convenient living ideal for downsizers.

MONROE

SELLERS OF THE FINEST HOMES

ALWOODLEY CHASE HARROGATE

• Situated in the desirable Alwoodley location • Great for downsizers • Chain free • Ground floor living • Fitted storage in both bedrooms • Additional separate WC for extra convenience • Private garage and allocated parking • Set on beautiful, maintained grounds • Close to local amenities • Two spacious double bedrooms





This beautifully presented two-bedroom home extends to an impressive 923 sq. ft., offering well-balanced living space designed with comfort, practicality and generous proportions throughout.

A welcoming central hallway immediately creates a sense of space and separation between the living and sleeping accommodation. To the rear of the property is the spacious living/dining room , a superb reception area that comfortably accommodates both lounge and dining furniture. Double doors enhance the flow of natural light, creating a bright and versatile space ideal for both everyday living and entertaining.

The newly fitted, bespoke kitchen is a real standout feature. Stylish and contemporary, it boasts high-spec integrated appliances and ample worktop space, delivering both functionality and sleek design. Its convenient position just off the hallway ensures easy access while maintaining a practical layout.

There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted storage and its own en-suite shower room. The second bedroom is equally generous, complete with fitted wardrobes and private en-suite facilities, perfect for guests or family members.

In addition to the two en-suites, a separate WC off the hallway provides added convenience for visitors while preserving privacy within the bedroom suites. The thoughtful bathroom configuration is ideally suited to modern lifestyles.
Externally, the property further benefits from a private garage, allocated parking and designated visitor parking a valuable addition.

Overall, this home offers an excellent balance of open-plan living and private accommodation. With spacious rooms, multiple bathroom facilities and a flowing layout, it will appeal to professionals, downsizers, small families and investors alike. Early viewing is highly recommended to fully appreciate the space and versatility on offer.

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

REASONS TO BUY

- Situated in the desirable Alwoodley location
- Great for downsizers
- Chain free
- Ground floor living
- Two spacious double bedrooms
- Fitted storage in both bedrooms
- Additional separate WC for extra convenience
- Private garage and allocated parking
- Set on beautiful, maintained grounds
- Close to local amenities

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

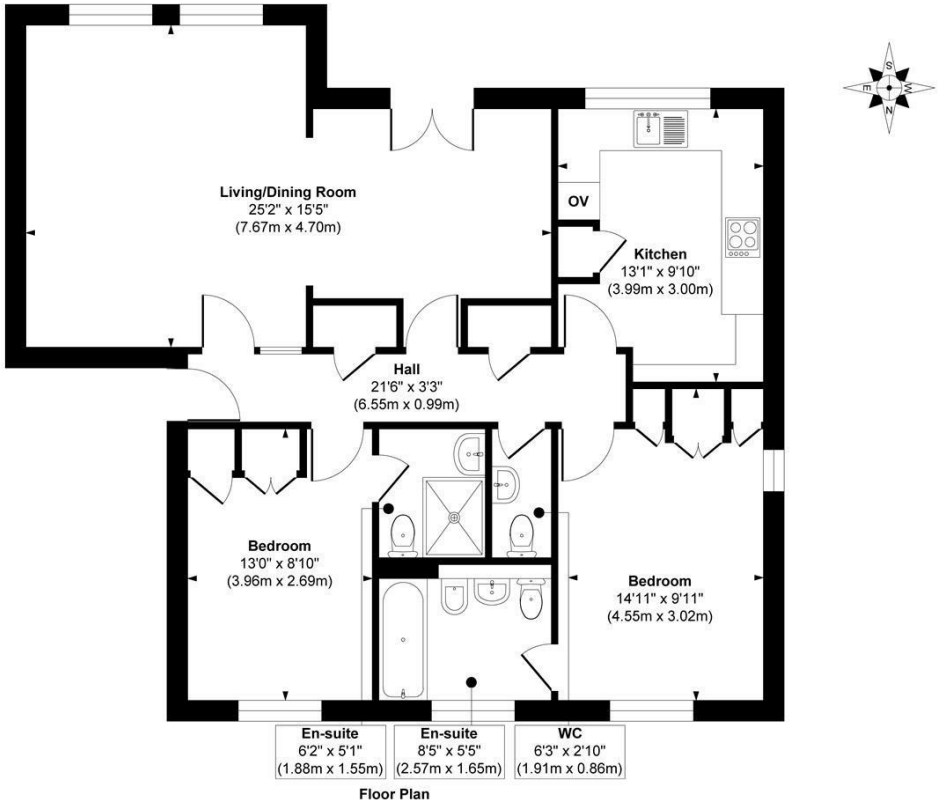
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 923.00 sq ft

Tenure – Leasehold





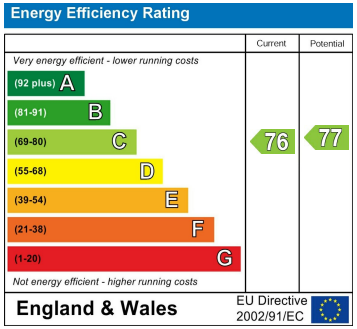
Floor Plan

Approx. Gross Internal Floor Area 923 sq. ft / 85.74 sq. m

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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