



## 61 THE FAIRWAY

LEEDS, LS17 7PE

£279,000  
LEASEHOLD

Monroe is delighted to present this exceptionally spacious, chain-free two-bedroom first-floor apartment, extending to over 1,170 sq. ft. and ideally positioned in the heart of prestigious Alwoodley. Offering generous proportions, versatile living accommodation, and outstanding potential, this superb apartment presents an exceptional opportunity for professionals, downsizers, and investors seeking to secure a property within one of North Leeds' most sought-after residential locations.

Designed for comfortable modern living, the apartment boasts well-balanced interiors filled with natural light, creating an inviting and practical home environment. The expansive layout provides ample space for both relaxation and entertaining, while the sought-after first-floor position offers privacy and convenience in equal measure.

Set within the highly desirable Alwoodley community, residents benefit from excellent local amenities, renowned golf courses, highly regarded schools, and superb transport links into Leeds city centre and surrounding areas. With strong and consistent buyer demand in the area, this property also represents an attractive investment opportunity with excellent long-term appeal.

MONROE

SELLERS OF THE FINEST HOMES

## 61 THE FAIRWAY

- Prestigious Alwoodley Address
- Two great sized bedrooms
- Great transport links
- Perfect for downsizers
- Situated on a private residential street
- Bright and airy throughout
- Features a private garage
- Single level living
- Sold chain free



Tucked away in one of North Leeds' most sought-after residential enclaves, this impressively proportioned residence offers the scale and feel of a detached house with the low-maintenance convenience of apartment living.

Upon entering through the private ground-floor entrance, a dedicated hallway provides a welcoming space for coats and shoes before ascending to the expansive first-floor landing.

The heart of the home is the spacious open-plan living and dining room. Stretching over 28 feet in length, this dual-aspect space is flooded with natural light, offering a versatile footprint for grand-scale entertaining or relaxed family evenings. Flowing seamlessly from the dining area is the kitchen, which features integrated appliances and ample cabinetry, ensuring a functional environment for the home cook.

The sleeping quarters are equally generous. The primary bedroom suite features comprehensive built-in wardrobes and a private en-suite shower room. The second bedroom is an unusually large double, measuring over 16 feet, making it ideal for guests or as a premium home office. Both bedrooms are served by a spacious central bathroom and an additional hallway with integrated storage solutions, ensuring the home remains clutter-free.

### REASONS TO BUY

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

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

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### ADDITIONAL INFORMATION

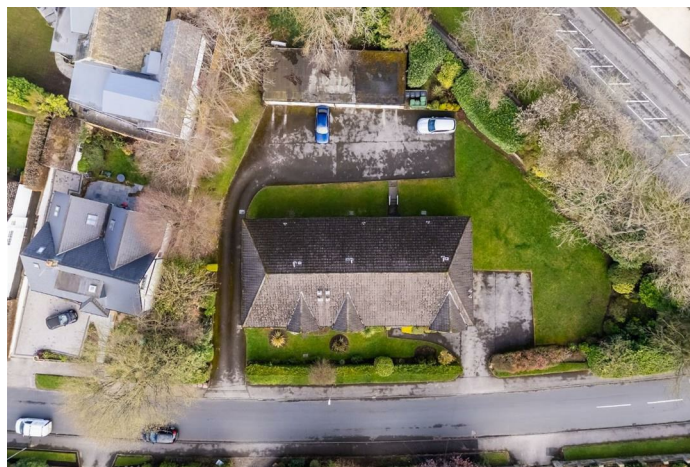
**Local Authority** – Leeds City Council

**Council Tax** – Band D

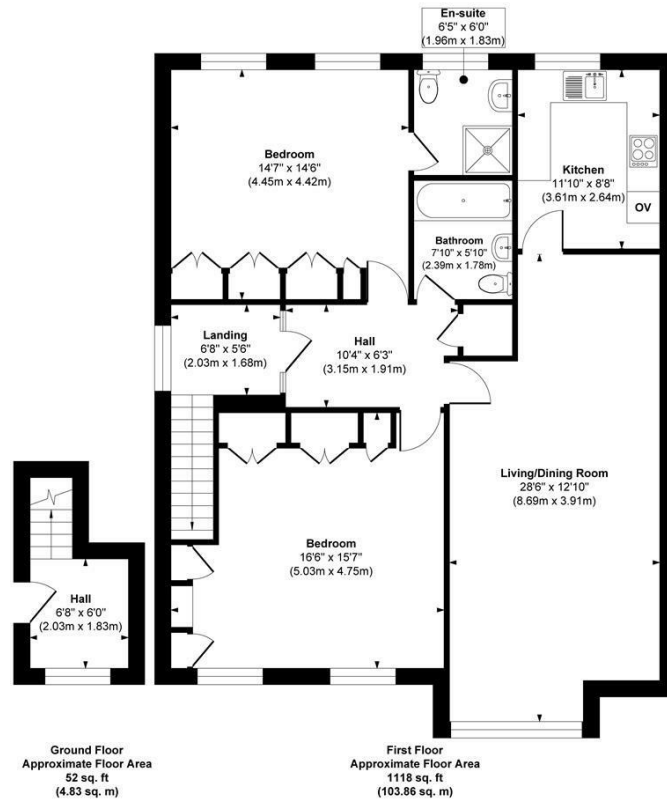
**Viewings** – By Appointment Only

**Floor Area** – 1170.00 sq ft

**Tenure** – Leasehold



## The Fairway, Leeds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Approx. Gross Internal Floor Area 1170 sq. ft / 108.69 sq. m**  
Illustration for identification purposes only, 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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