



6 BIDEFORD AVENUE

LEEDS, LS8 2AE

£650,000
FREEHOLD

Monroe is delighted to present this impressive family home, It offers a well-proportioned and versatile accommodation arranged over three floors, extending to approximately 1,721 sq ft. The property provides an excellent balance of spacious reception areas, practical facilities and generous bedrooms, making it ideally suited to modern family living.

MONROE

SELLERS OF THE FINEST HOMES

6 BIDEFORD AVENUE

- Generously proportioned family home of approximately 1,721 sq ft
- Impressive open-plan dining kitchen with two sets of bi-folding doors onto the terrace
- Principal bedroom suite with en suite shower room, occupying the whole of the converted loft
- Four well-sized bedrooms
- Separate study – ideal for home working
- Family bathroom and en suite shower room
- Beautifully maintained rear garden with substantial paved terrace and wall-mounted outdoor heater
- Versatile accommodation over three floors
- Approximately 1,721 sq ft of accommodation
- Perfectly suited to modern family living



Bideford Avenue is an impressive four bedroom semi-detached family home extending to approximately 1,721 sq ft, arranged over three floors and occupying a sought-after position in Roundhay.

Upon entering the property, you are welcomed into a spacious entrance area providing access to the principal rooms of the ground floor and creating a natural flow throughout the accommodation. The ground floor offers an excellent selection of living and working spaces, including a dedicated study/playroom, ideal for those working from home, studying or requiring additional flexible space.

The impressive living room provides a comfortable and welcoming setting for relaxing and entertaining, with excellent proportions and versatility for everyday family life.

At the heart of the home is the superb open-plan dining kitchen, which provides a generous social and practical hub with ample space for cooking, dining and relaxing. Two sets of bi-folding doors run across the rear of the room, drawing in an abundance of natural light and opening directly onto the terrace, creating a genuine indoor/outdoor space through the warmer months. Its impressive proportions make it ideal for both day-to-day family life and entertaining, creating a natural gathering space for family and friends.

A separate utility room provides valuable additional practical space, offering excellent flexibility for laundry, storage and other household requirements, with the downstairs WC leading off it.

The first floor provides three well-proportioned bedrooms together with the family bathroom, offering excellent flexibility for family living, guests, home working or hobbies. The accommodation is complemented by a superb principal bedroom suite occupying the whole of the second floor within the converted loft, served by its own en suite shower room. With the entire top floor given over to it, the suite provides a particularly private and spacious retreat, and is a rare find in a home of this type.

The property benefits from a beautifully maintained rear garden, featuring a generous lawn bordered by planted beds. A substantial paved terrace adjoining the house provides an excellent space for outdoor dining and entertaining, with a wall-mounted outdoor heater allowing the space to be enjoyed into the evening and well beyond the summer months. The bi-folding doors create a seamless connection between the kitchen and the garden, while timber fencing provides a good degree of privacy, making this a private and attractive outdoor space. To the front, the property is approached via a particularly generous driveway, providing ample off-road parking for multiple vehicles. Both the driveway and the terrace have been laid within the last eighteen months, leaving the external areas in excellent order with no immediate work required.

The property is well placed for all that Roundhay has to offer, with Roundhay Park and its scenic leafy surroundings close at hand, the shops, cafés and restaurants of Street Lane within easy reach, outstanding schools nearby and excellent access to Leeds city centre, the motorway network and Leeds Bradford Airport.

REASONS TO BUY

Generously proportioned family home of approximately 1,721 sq ft

Impressive open-plan dining kitchen with two sets of bi-folding doors onto the terrace

Principal bedroom suite with en suite shower room, occupying the whole of the converted loft

Four well-sized bedrooms

Family bathroom and en suite shower room

Separate study, ideal for home working

Large separate utility room

Ground floor WC

Beautifully maintained rear garden with substantial paved terrace and wall-mounted outdoor heater

Large driveway with ample parking spaces

Driveway and terrace both laid within the last eighteen months

Versatile accommodation over three floors

Perfectly suited to modern family living

ENVIRONS

Roundhay, a highly sought-after North Leeds suburb, boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surroundings, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, several championship golf courses and a bowling green, which are complemented by a variety of yoga studios, fitness centres and the weekly parkrun hosted in Roundhay Park.

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, mains water and mains drainage.

LOCAL AUTHORITY

Leeds City 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 appointment only.

The use of CGI has been used in this listing.

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ADDITIONAL INFORMATION

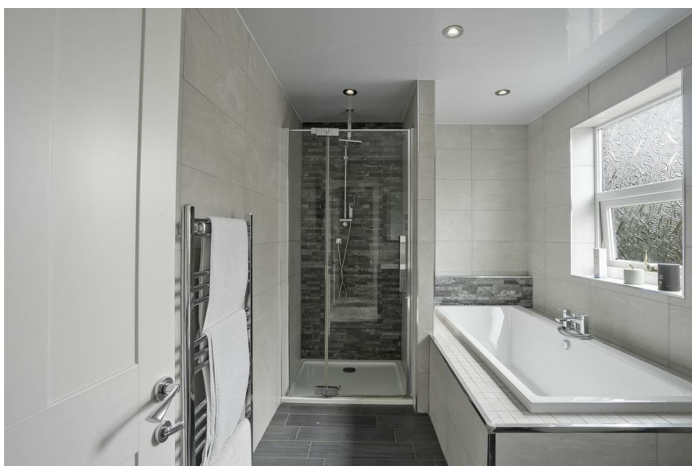
Local Authority – Leeds City Council

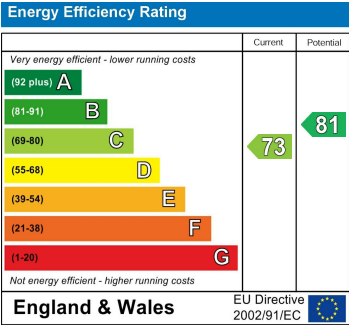
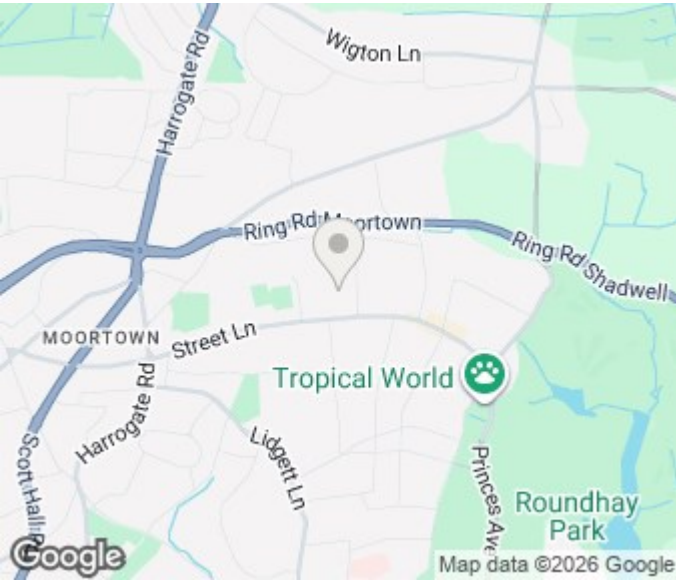
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1721.00 sq ft

Tenure – Freehold





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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