



**4 FIR AVENUE**  
LEEDS, LS16 8FL

**£950,000**  
FREEHOLD

Discover the perfect blend of modern luxury and tranquil suburban living in the heart of sought-after Adel. This stunning, detached residence offers an expansive, light-filled layout, ideal for growing families who value both style and space

**MONROE**

SELLERS OF THE FINEST HOMES

## 4 FIR AVENUE

- Located in the desirable Adel area
- Exceptional space throughout
- Flexible ground floor layout
- Dedicated home office
- Convenient utility space
- Move in ready
- Private garage and driveway
- Beautiful kerb appeal
- Modern layout
- Solar panel advantages



Discover this substantial and thoughtfully designed family residence located on the desirable Fir Avenue in Leeds. This home offers a versatile and expansive layout spread across three meticulously planned floors, perfectly catering to modern family living and entertaining.

Upon entering the ground floor, you are greeted by an inviting hall that serves as the heart of the home. The ground floor features a spacious living room and a separate sitting room, offering plenty of flexibility for relaxation or formal hosting. At the rear, the expansive kitchen/dining room serves as the true hub of the house, designed for effortless cooking and gathering. This level is further enhanced by a practical study, ideal for home working, a convenient utility room, and a downstairs WC.

Moving to the first floor, you will find a bright and airy landing leading to three generously proportioned bedrooms. The layout here emphasises comfort and convenience, with the master bedroom featuring a private en-suite. A well-appointed family bathroom serves the remaining bedrooms on this level, ensuring ample facilities for a busy household.

The second floor provides a wonderful retreat, offering two additional large bedrooms that could serve as primary suites, guest rooms, or hobby spaces. This level also includes a dedicated dressing room and a stylish,

functional bathroom, completing the accommodation. With its blend of generous living spaces, multiple bathrooms, and a well-thought-out configuration, this property on Fir Avenue represents an exceptional opportunity to acquire a substantial home in a fantastic location.

Externally, the home boasts a private driveway and the convenience of a double garage.

### REASONS TO BUY

- Located in the desirable Adel area
- Exceptional space throughout
- Flexible ground floor layout
- Dedicated home office
- Convenient utility space
- Three storey design
- Move in ready
- Private double garage and driveway
- Beautiful kerb appeal
- Modern layout
- Solar panel advantages

### ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses,

the finest restaurants, and a variety of shops. The esteemed GSAL is merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

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

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

## 4 FIR AVENUE





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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band G

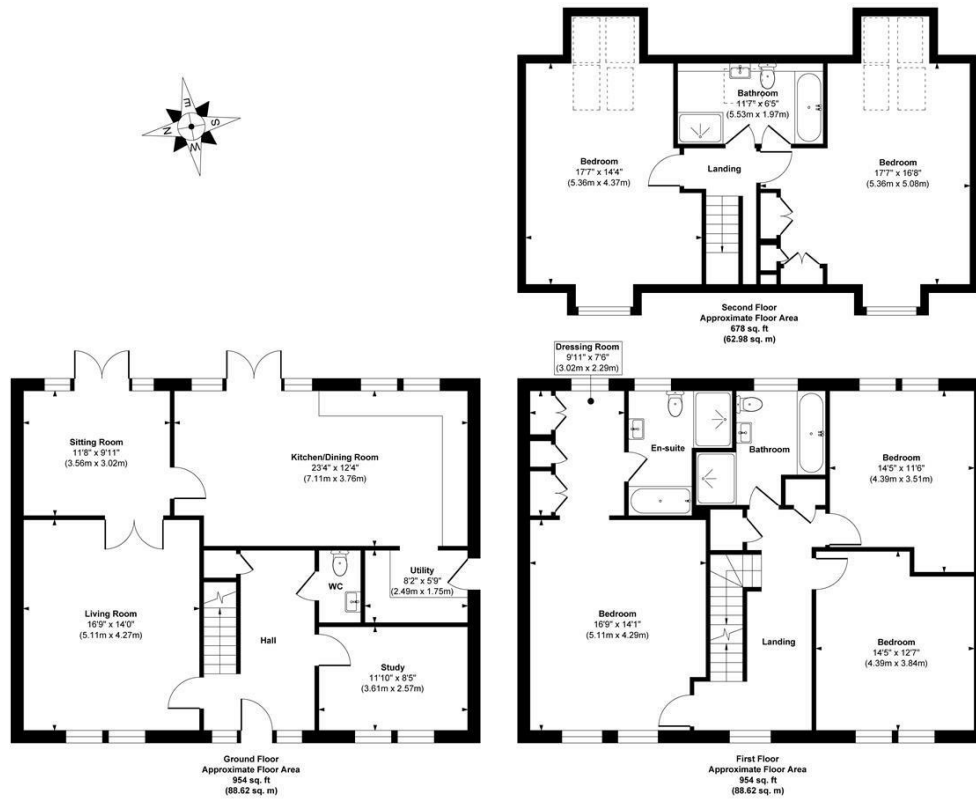
**Viewings** – By Appointment Only

**Floor Area** – 2586.00 sq ft

**Tenure** – Freehold



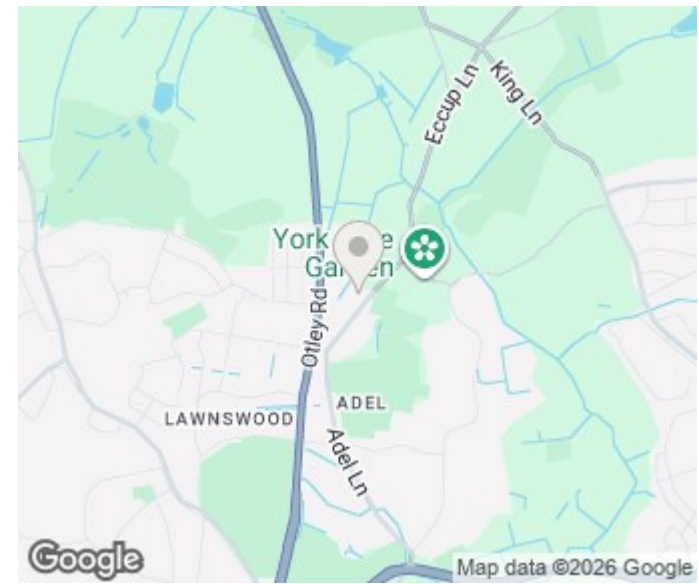
## Fir Avenue, Leeds



**Approx. Gross Internal Floor Area 2586 sq. ft / 240.22 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		84	84
(69-80) C			
(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	

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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