



THE OLD BARN KING LANE FARM

ALWOODLEY, LS17 5PS

£1,250,000
FREEHOLD

Monroe is delighted to present The Old Barn, it's an impressive and versatile home offering generous accommodation arranged over two floors, combining well-proportioned living spaces with excellent flexibility for modern family life. With a total floor area of approximately 2,655 sq ft, the property provides a wonderful balance of character, space and practicality, with four bedrooms, multiple reception rooms, a generous kitchen and a double garage.

MONROE

SELLERS OF THE FINEST HOMES

THE OLD BARN KING LANE FARM

- Principal bedroom with dressing room and en suite
- Sold chain free
- Three versatile reception rooms
- Beautifully maintained private garden with stunning views
- Four generously proportioned bedrooms
- Spacious and immaculate kitchen with integrated appliances
- Generous entrance hall
- Large double garage with power and security alarm
- Versatile accommodation throughout
- Substantial living room



Upon entering the property, you are welcomed into a spacious entrance hall which provides an excellent first impression and creates a natural connection between the principal areas of the home. The ground floor offers an excellent selection of reception spaces, including a dedicated sitting room which provides a comfortable and more intimate setting, ideal for relaxing away from the main living areas. A separate dining room offers a formal space for family meals and entertaining, while the impressive living room provides a substantial central hub for everyday family life, with ample space for a variety of furniture arrangements.

The kitchen is generously proportioned and offers an excellent practical space for cooking and day-to-day living, with plenty of room for dining or informal seating. Its generous proportions make it a particularly sociable part of the home, ideal for entertaining family and friends. A range of integrated appliances includes a full-height refrigerator, separate full-height freezer, dishwasher and coffee machine, while a wine cooler adds a touch of luxury. A separate washing machine and tumble dryer are also included within the kitchen area.

The first floor provides four bedrooms, offering excellent flexibility for families, guests or those requiring dedicated home-working space. The principal bedroom benefits from its own dressing room and en suite, providing a useful and private area for storage and preparation. The remaining bedrooms are all

well-proportioned and offer a range of potential uses depending on the requirements of the new owners, with two of the bedrooms also benefiting from useful under-eaves storage. A family bathroom completes the first-floor accommodation. In addition, the property benefits from an extensive attic space providing excellent additional storage, which extends the full length of the property.

Externally, the garden offers a beautifully established and private outdoor space, with extensive mature planting, manicured lawns and well-stocked borders creating a wonderfully leafy and secluded setting. A paved pathway winds around the property, leading to a circular paved seating area, ideal for outdoor dining and entertaining. The property is further complemented by a generous double garage, providing secure parking and valuable additional storage space, with power and a security alarm.

REASONS TO BUY

- Principal bedroom with dressing room and en suite
- Sold chain free
- Three versatile reception rooms
- Beautifully maintained private garden with stunning views
- Four generously proportioned bedrooms
- Spacious and immaculate kitchen with integrated appliances

- Generous entrance hall
- Large double garage with power and security alarm
- Additional communal parking outside the courtyard
- Versatile accommodation throughout

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, the property offers an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate and Wetherby and the stunning Yorkshire countryside beyond. The local area is home to the highly esteemed Grammar School at Leeds, together with several championship golf courses. Rich in amenities, Alwoodley offers an array of top-quality coffee shops and restaurants, as well as being situated close to several sports and leisure facilities, including David Lloyd. 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 freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

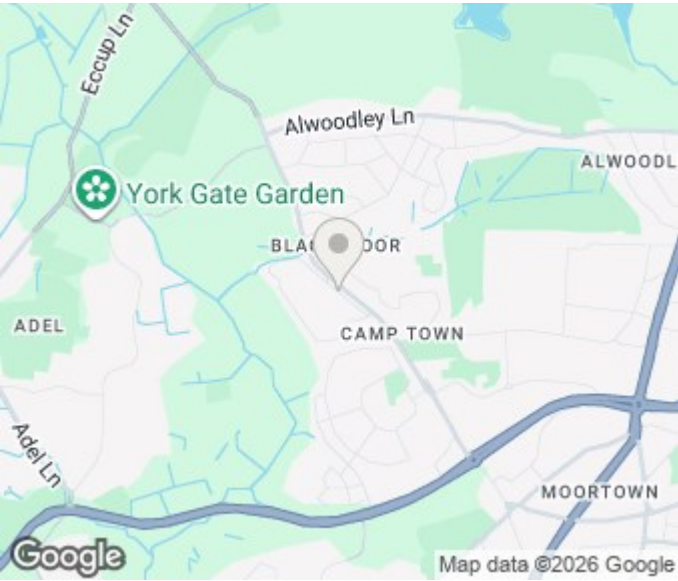
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2655.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(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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