



17 BIDEFORD AVENUE
LEEDS, LS8 2AE

£499,500
FREEHOLD

Monroe is thrilled to present this attractive three-bedroom detached home, it offers well-balanced living space across two floors, making it an ideal choice for families, first-time buyers, or those looking to upsize. Benefiting from a detached garage and generous room proportions throughout.

MONROE

SELLERS OF THE FINEST HOMES

17 BIDEFORD AVENUE

- Situated in the sought after area of Roundhay
- Sold chain free
- Spacious 1,257 sq ft of well-proportioned accommodation.
- Impressive 19ft kitchen/breakfast room – perfect for modern family living.
- Two generous reception rooms offering flexible living and entertaining space.
- Three bedrooms, including two excellent-sized doubles.
- Large detached garage with power, storage and workshop potential.
- Convenient ground floor WC and family bathroom.
- Quartz worktops and integrated appliances
- Turnkey property



Upon entering the home, you are welcomed into an entrance hallway with a convenient ground-floor cloakroom/WC. To the front of the property is a spacious sitting room, featuring a beautiful bay window that floods the room with natural light and creates a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

Leading through from the hallway is a separate dining room, providing an excellent space for family meals and formal occasions. The dining room flows seamlessly into the impressive kitchen at the rear of the property. This substantial space serves as the heart of the home, offering ample room for dining, cooking and everyday family life. The kitchen enjoys direct access to the outside, making it ideal for summer entertaining and al fresco dining.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generously sized double room positioned to the front of the property, benefiting from the attractive bay window below and offering ample space for freestanding furniture. A second double bedroom overlooks the rear and provides excellent accommodation for family members or guests. The third bedroom offers versatility and could be used as a child's bedroom, dressing room or home office depending on individual requirements.

The family bathroom is fitted with a bath, separate

shower enclosure, wash hand basin and WC, providing practical facilities for modern family living.

The property benefits from a substantial boarded loft space, offering excellent storage and significant potential for further development. Subject to the necessary planning permissions and building regulations, this versatile area could be converted into an additional bedroom.

Externally, the property enjoys a generous and well-maintained rear garden, offering an excellent outdoor space for both relaxation and entertaining. A substantial paved patio area provides the perfect setting for outdoor dining, summer barbecues and gatherings, while the neatly laid lawn creates a versatile space for children to play or keen gardeners to enjoy. The property benefits from a detached garage, offering excellent storage, secure parking or potential workshop space.

This delightful home presents a fantastic opportunity to acquire a well-proportioned family property with spacious reception rooms, a superb kitchen/breakfast room and a detached garage, all within a highly desirable residential setting.

REASONS TO BUY

- Situated in the sought after area of Roundhay

- Sold chain free
- Spacious 1,257 sq ft of well-proportioned accommodation.
- Impressive 19ft kitchen/breakfast room – perfect for modern family living.
- Two generous reception rooms offering flexible living and entertaining space.
- Three bedrooms, including two excellent-sized doubles.
- Large detached garage with power, storage and workshop potential.
- Quartz worktops and integrated appliances
- Excellent scope to personalise and add value over time.

Some of the images in this listing have used CGI to showcase furniture.

ENVIRONS

Roundhay, a highly sought after North Leeds suburb that boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, 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 water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

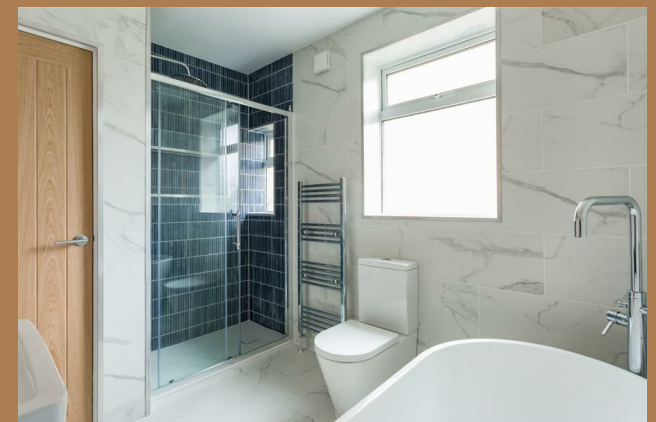
TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

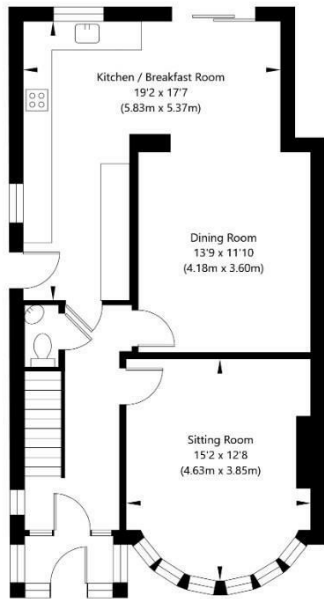
Council Tax – Band D

Viewings – By Appointment Only

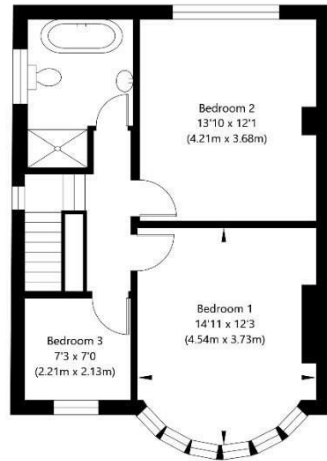
Floor Area – 1257.00 sq ft

Tenure – Freehold

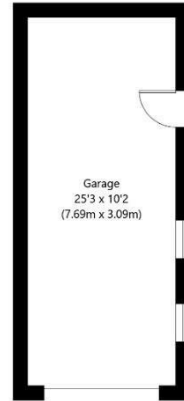




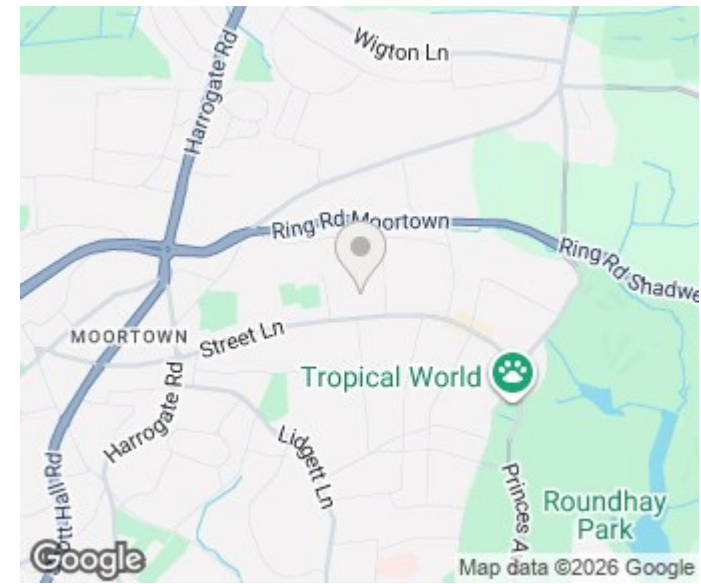
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 715 SQ FT / 66.42 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 542 SQ FT / 50.33 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1257 SQ FT / 116.75 SQ M - (Excluding Garage)
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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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