



44 WIKE RIDGE AVENUE

LEEDS, LS17 9NL

£799,950
FREEHOLD

Monroe is delighted to bring to the market this impressive and expansive four-bedroom detached residence, perfectly positioned within a quiet enclave of the highly sought-after suburb of Alwoodley. This prestigious North Leeds location is renowned for its leafy surroundings and high-calibre homes, and this property is a standout example.

MONROE

SELLERS OF THE FINEST HOMES

44 WIKE RIDGE AVENUE

- Substantial space of versatile living area for the whole family
- Located in a prime North Leeds location
- Ample off-street parking and a double garage
- Grand detached home
- Beautifully presented throughout
- Move in ready home
- Four double bedrooms
- Wide set kitchen layout designed for convenience
- Large rear garden, perfect for families or entertaining
- Great kerb appeal



44, Wike Ridge Avenue Leeds, LS17 9NL

This impressive and generously proportioned detached family home offers over 2,000 sq. ft. of versatile accommodation, including a double garage, and is thoughtfully arranged across two well-designed floors. With multiple reception rooms, four spacious bedrooms, and excellent ancillary space, the property provides an ideal setting for modern family living.

The ground floor opens into a welcoming central hall measuring over 15 feet in length, creating an immediate sense of space and flow. To the front of the home, a substantial living room, featuring a charming bay window that draws in natural light and creates a wonderful focal point for relaxing or entertaining. Double doors lead through to the dining room, an ideal space for gatherings, conveniently positioned adjacent to the kitchen for easy hosting.

The kitchen itself is well-proportioned, offering ample room for cabinetry and a central island or breakfast arrangement. Its shape provides both practicality and character, while direct access to the dining room enhances the home's sociable layout. A separate family room offers further flexibility, perfect as a playroom, snug, or home office, it is complemented by a nearby ground floor WC. A utility room provides additional storage and laundry space, with internal access to the generous double garage ideal for vehicles, storage, or workshop use.

Upstairs, the first floor continues to impress with four well-sized bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, while a second bedroom also enjoys en-suite facilities, making it perfect for guests or older children. Two further double bedrooms provide comfortable accommodation and share access to a modern family bathroom complete with bath and separate sanitary ware. A spacious landing enhances the sense of openness and could even accommodate a study nook or reading area.

Externally, the property boasts excellent kerb appeal, with an attractive frontage and a private driveway providing convenient off-street parking. The gardens are beautifully maintained and thoughtfully presented, creating an inviting first impression. To the rear, a generous garden offers ample space for outdoor entertaining, family activities, or simply relaxing, all enclosed by fencing to ensure a good degree of privacy and seclusion.

Overall, this home combines generous room proportions with a practical and flowing layout, offering multiple living areas, excellent bedroom accommodation, and the convenience of a double garage. It is ideally suited to growing families or those seeking flexible space for home working and entertaining alike.

REASONS TO BUY

- Substantial space of versatile living area for the whole family
- Located in a prime North Leeds location
- Ample off-street parking and a double garage
- Grand detached home
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- Move in ready home
- Four double bedrooms
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- Large rear garden, perfect for families or entertaining
- Great kerb appeal
- CHAIN FREE

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 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

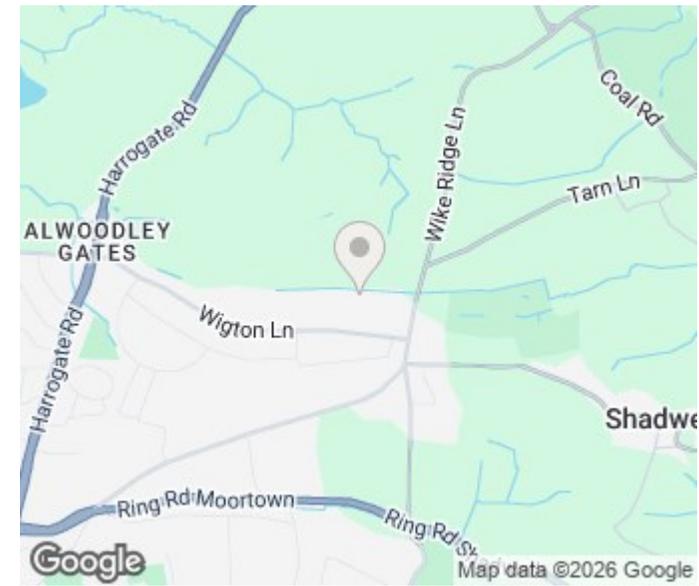
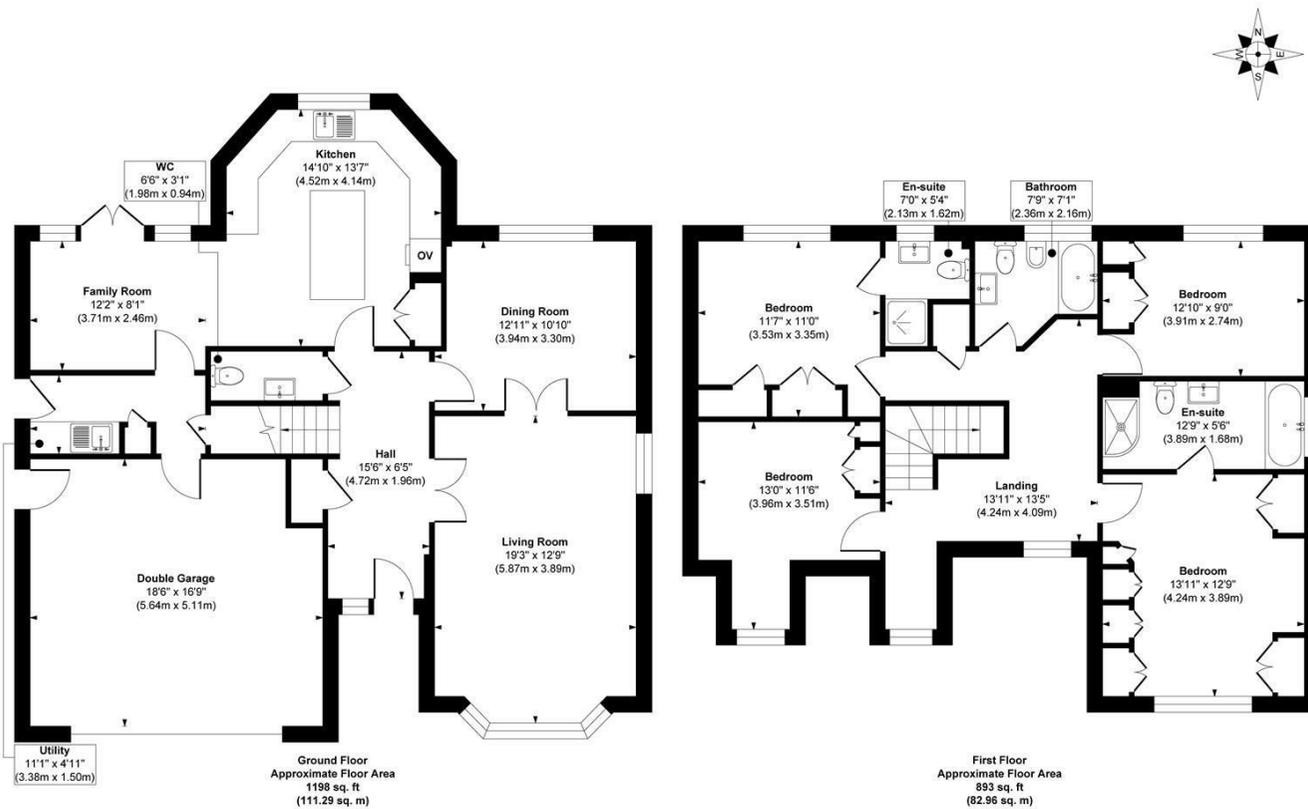
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2091.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2091 sq. ft / 194.25 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		74	80
		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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