



541 HARROGATE ROAD
LEEDS, LS17 9NA

£599,000
FREEHOLD

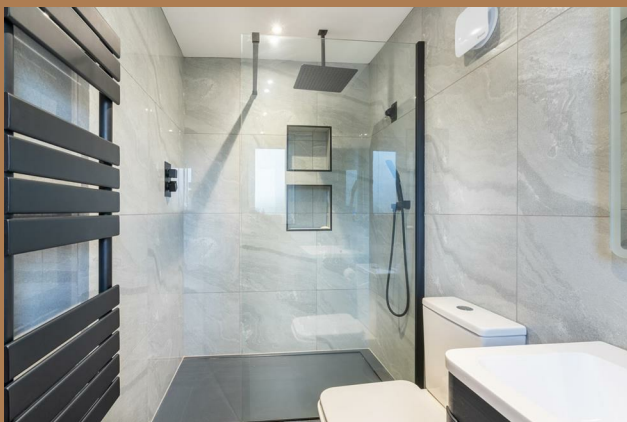
Welcome to 541 Harrogate Road, a beautifully renovated four-bedroom, three-bathroom semi-detached home, ideally situated between Alwoodley and Harewood, and just a stone's throw from the prestigious Grammar School at Leeds.

M O N R O E

SELLERS OF THE FINEST HOMES

541 HARROGATE ROAD

- Recently renovated four-bedroom home • Gorgeous open-plan kitchen-living-diner and separate lounge • Underfloor heating • Ample bathrooms • Luxurious principal bedroom with an ensuite and private balcony • Incredible protected green belt views • Private gated access • Private gardens • Close proximity to Grammar School • Triple-glazed windows for enhanced peace and quiet



541 Harrogate Road

Welcome to Harrogate Road – an exceptional, beautifully renovated four-bedroom, three-bathroom semi-detached home, perfectly positioned between Alwoodley and Harewood, just a short walk from the highly regarded Grammar School at Leeds.

From the moment you step inside, this home impresses. The heart of the property is a show-stopping open-plan kitchen, dining, and living space, thoughtfully designed for modern family living and effortless entertaining. Finished to an exceptional standard, it features underfloor heating, sleek integrated appliances, contemporary cabinetry, and abundant natural light throughout the day. The living area is anchored by a striking media wall with an integrated electric fire, while a separate snug offers a quiet, cosy retreat away from the main living space. A beautifully finished ground-floor shower room with elegant matt black fittings completes the level.

Upstairs, four generously proportioned bedrooms provide flexible accommodation for families or professionals. The principal suite is a true highlight, offering a luxurious en-suite and direct access to a private balcony. From here, enjoy uninterrupted, south-facing views across protected greenbelt land with no future planning permitted, ensuring lasting privacy, peace, and breathtaking scenery over open countryside and Eccup Reservoir. These elevated views allow

sunlight to flood the home throughout the day, creating a bright and uplifting living environment.

Externally, the property continues to excel. A large, private rear garden offers excellent seclusion and tranquillity, while the front of the home provides extensive off-street parking, ideal for families with multiple vehicles. Triple-glazed windows to the front elevation ensure outstanding sound insulation, delivering a remarkably quiet and peaceful interior despite the convenient road position. Gated access further enhances privacy and security, making this a rare and highly desirable offering in North Leeds.

REASONS TO BUY

- Brand-new development
- Chain free
- Stunning protected greenbelt views – no future planning
- Underfloor heating to bathrooms and kitchen/diner
- Balcony off the principal bedroom with open field views
- Gated development with private access
- Walking distance to Grammar School at Leeds
- Prime North Leeds location
- Extensive off-street parking
- External electric sockets
- Triple-glazed windows for enhanced peace and quiet

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.

EPC to follow shortly

541 HARROGATE ROAD





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

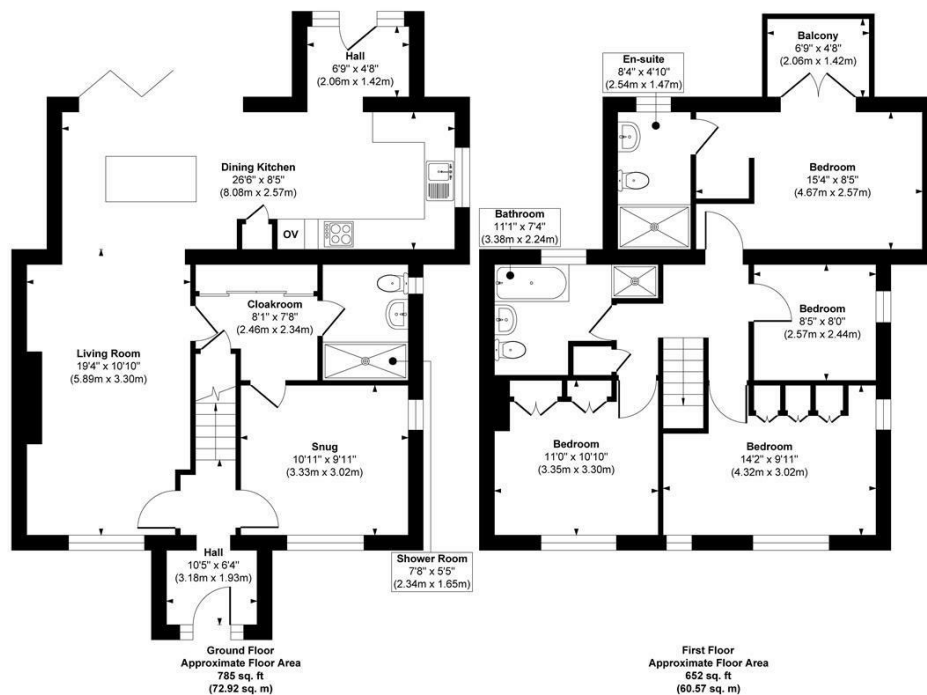
Council Tax – Band D

Viewings – By Appointment Only

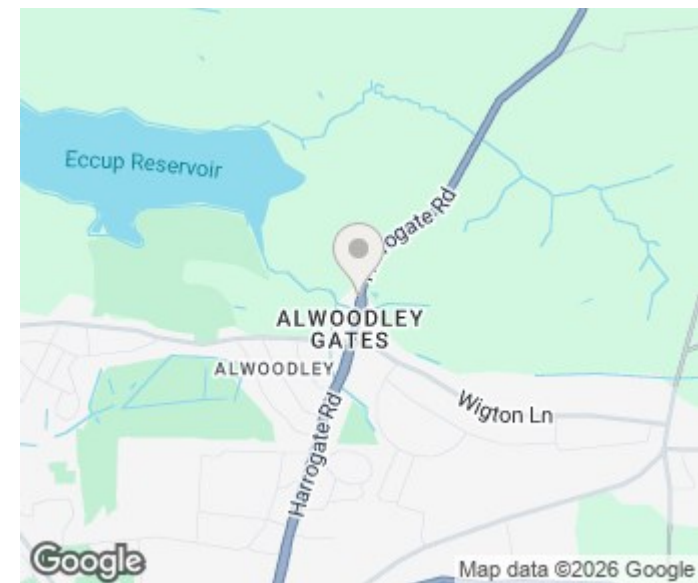
Floor Area – 1437.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1437 sq. ft / 133.49 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 | | 95 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (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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MONROE

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