7 PARK LANE MEWS

LS17 8SN

£450,000

FREEHOLD

Situated in the sought-after village of Alwoodley, this well-proportioned three-bedroom detached home offers spacious and versatile accommodation, ideal for families and those looking to enjoy a peaceful residential setting. Thoughtfully arranged over two floors, the property benefits from generous living spaces and a conservatory.

MONROE

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7 PARK LANE MEWS

• Sought-After Alwoodley Location • Sold chain free • Three spacious double bedrooms • Beautifully maintained private rear garden • Features a garage for additional parking and security • Bright and airy throughout • South facing garden • Great kerb appeal

The accommodation opens into a welcoming entrance hall, providing access to the principal ground floor rooms and staircase to the first floor. To the front of the property, the spacious sitting room is flooded with natural light and offers ample space for both relaxing and entertaining. To the rear, double doors lead seamlessly into the conservatory, creating a wonderful additional reception space that enjoys pleasant views over the garden and can be used year-round as a dining or family room.

The kitchen is positioned to the rear of the property and has been designed to maximise workspace and storage, with direct access from the hallway and an open connection through to the dining room. The separate dining room provides an excellent setting for everyday family dining, while also offering flexibility as a home office or playroom if required. Completing the ground floor is a convenient guest WC and useful under-stairs storage.

To the first floor, the landing leads to three well-proportioned bedrooms. The generous principal bedroom overlooks the rear of the property and benefits from fitted wardrobes, creating an excellent principal suite. Bedroom two is a comfortable double room with built-in storage, while bedroom three provides an ideal single bedroom, nursery or home office. The family bathroom is fitted with a bath and wash basin, complemented by a separate WC, providing practicality for busy households.

Externally, the property benefits from a car port to the front and a rear garage, which can be used for secure parking or as a workshop. The conservatory provides a seamless connection between the internal living accommodation and the garden, creating an ideal space to enjoy the outdoors throughout the seasons.

REASONS TO BUY

- Sought-After Alwoodley Location
-Sold chain free
-Three spacious double bedrooms
-Beautifully maintained private rear garden
-Features a garage for additional parking and security
-Bright and airy throughout
-South facing garden
-Great kerb appeal

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

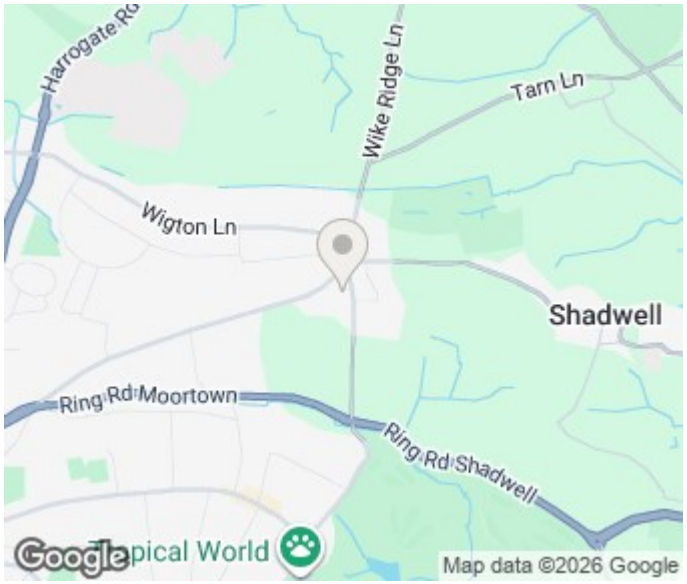
Local Authority – Leeds City Council

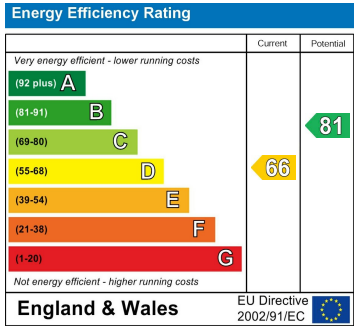
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1273.00 sq ft

Tenure – Freehold





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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