



9 WOODTHORNE CROFT

LEEDS, LS17 8XQ

£375,000
FREEHOLD

Monroe is thrilled to showcase this chain free, two-bedroom bungalow in the highly sought-after area of Alwoodley, offering comfortable single-level living ideal for downsizers. Set in a great location, this charming home provides a fantastic opportunity to enjoy a relaxed and convenient lifestyle.

MONROE

SELLERS OF THE FINEST HOMES

9 WOODTHORNE CROFT

- Situated in the sought after area of Alwoodley
- Perfect for down-sizers
- Large, well maintained rear garden
- Two spacious double bedrooms
- Private garage
- Great kerb appeal
- Bright and airy throughout
- Comfortable single-level
- Ready to move straight in
- Chain free



The well-proportioned accommodation begins with a practical entrance hallway, leading you directly into the heart of the home. Here, you'll discover a bright and inviting living room, an impressive space for both relaxation and entertaining. This generous room provides a flexible area to arrange your furniture, creating a comfortable focal point for the bungalow.

Adjacent to the living room is the dining kitchen, which is well-appointed with a range of wall and base units. The integrated oven and hob are essential features for any home cook, and there's a good amount of worktop space. This space is not only ideal for preparing meals but also for enjoying them, with room for a dining table.

The property further benefits from two comfortable bedrooms, offering peaceful sanctuaries for rest and relaxation. Each bedroom provides a blank canvas to decorate and furnish according to your tastes, with built-in storage in one of the rooms to help keep things tidy. A shower room completes the living space.

A particular highlight of this home is the large rear garden; meticulously kept and perfectly positioned to capture the sun throughout the day. Whether you are relaxing on the decked area or enjoying the lawn, it is an ideal retreat for summer entertaining. Adding to the property's practical appeal is a substantial garage, offering peace of mind with secure parking or the flexibility of additional storage.

This bungalow is a wonderful opportunity to acquire a well-maintained home with great potential in a sought-after location. To fully appreciate all it has to offer, viewing is recommended.

REASONS TO BUY

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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

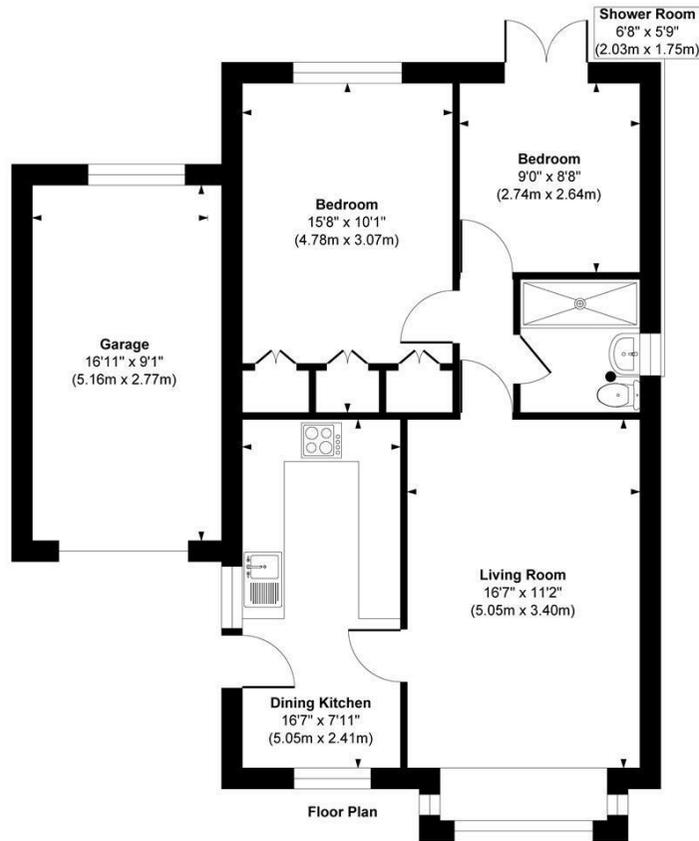
Viewings – By Appointment Only

Floor Area – 812.00 sq ft

Tenure – Freehold



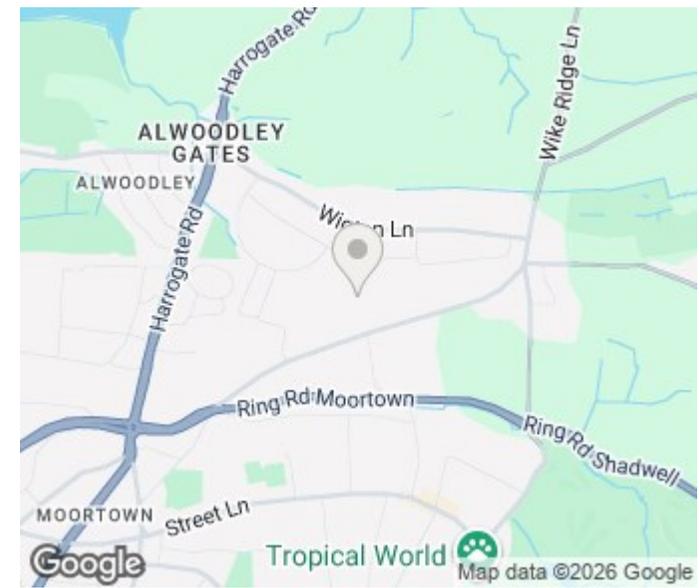
Woodthorne Croft, Leeds



Approx. Gross Internal Floor Area 812 sq. ft / 75.43 sq. m (Including Garage)

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			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(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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