



FLAT 6, 564, THE PLACE HARROGATE ROAD
LEEDS, LS17 8BL

£230,000
LEASEHOLD

Welcome to Apartment 6, The Place — a beautiful two-bedroom apartment nestled in the heart of North Leeds' most prestigious neighbourhood, Alwoodley. Renowned for its exceptional quality of life, Alwoodley offers a rich blend of local amenities and attractions. Ideal for couples or professionals, this apartment is designed with both comfort and convenience in mind

M O N R O E

SELLERS OF THE FINEST HOMES

FLAT 6, 564, THE PLACE

- Gorgeous apartment in the heart of Alwoodley
- Open-plan kitchen-living-diner
- Fabulous double bedroom with a luxurious ensuite
- Generous second bedroom
- Versatile living space
- Contemporary house bathroom
- Large sun-trapped balcony
- Private parking
- Rich in local amenities
- Modern interior



The Place

Welcome to The Place — a beautiful two-bedroom apartment nestled in the heart of North Leeds' most prestigious neighbourhood, Alwoodley. Renowned for its exceptional quality of life, Alwoodley offers a rich blend of local amenities and attractions.

Ideal for couples or professionals, this apartment is designed with both comfort and convenience in mind. Upon entering this fabulous home you're welcomed by an expansive, open-plan kitchen, living, and dining area featuring sleek kitchen cabinetry, integrated appliances, and stylish lighting. Just off the main living space, you'll find the luxurious primary bedroom, complete with built-in cabinetry and a gorgeous ensuite bathroom, featuring a walk-in rainfall shower.

The second bedroom is versatile and can be easily adapted to suit your needs, whether as a home office or second bedroom. The family bathroom is equally impressive, offering an inset bath with a waterfall shower overhead.

Outside, the property boasts a spacious private balcony — the perfect spot to relax or entertain guests. You'll also enjoy the added benefit of private parking.

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 leasehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

FLAT 6, 564, THE PLACE





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ADDITIONAL INFORMATION

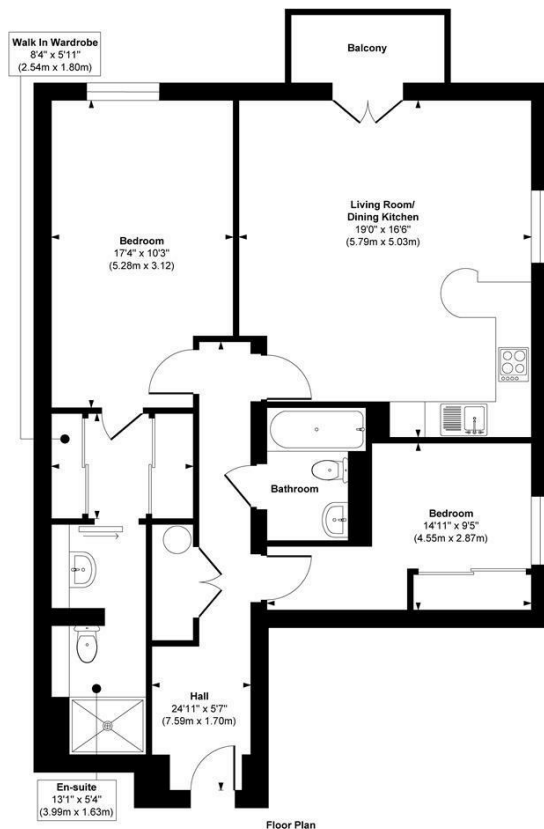
Local Authority – Leeds City Council

Council Tax – Band D

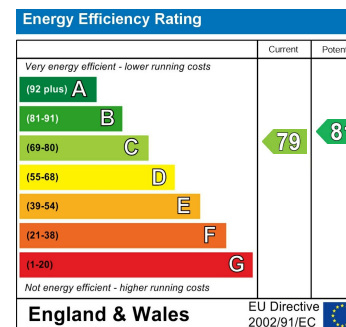
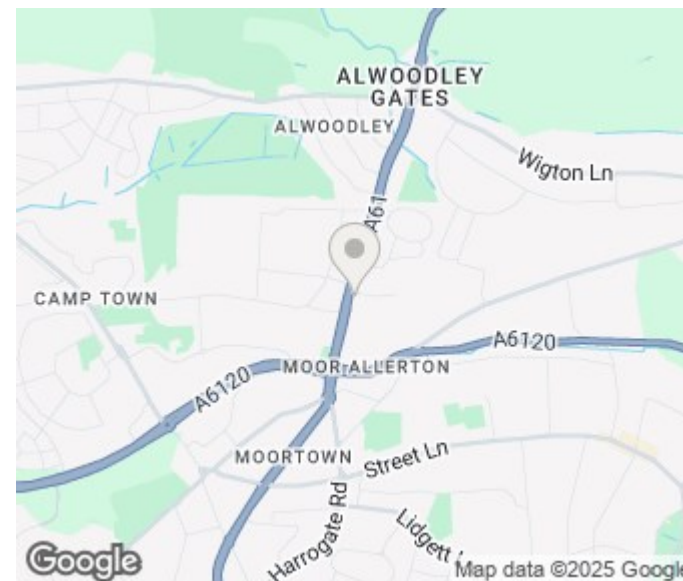
Viewings – By Appointment Only

Floor Area – 871.88 sq ft

Tenure – Leasehold



Approx. Gross Internal Floor Area 881 sq. ft / 81.84 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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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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