





173 ALWOODLEY LANE

LEEDS, LS17 7PG

£799,995

FREEHOLD

CHAIN FREE Set overlooking Alwoodley Golf Course, this substantial and versatile four-bedroom home offers over 2,190 sq ft of flexible accommodation, including a rare ground-floor bedroom with en-suite — ideal for downsizers, professional couples or multi-generational living.

MONROE

SELLERS OF THE FINEST HOMES

173 ALWOODLEY LANE

• Impressive four-bedroom home • Highly sought after location • Ideal family home • Secure garage • Well maintained garden with decked area • Light and airy throughout • Ample off street parking • Outdoor utility area • Built in storage in the bedrooms • Rear garden overlooking the golf course





Alwoodley Lane, LS17

CHAIN FREE A substantial and versatile home overlooking Sandmoor Golf Course, offering rare ground-floor bedroom accommodation

Set overlooking Alwoodley Golf Course, this substantial four-bedroom home extends to over 2,190 sq ft of flexible accommodation and offers a rare combination of outlook, privacy and adaptability. With a ground-floor bedroom and en-suite, generous reception space and a mature garden setting, the property is ideally suited to downsizers, professional couples or buyers seeking multi-generational living, as well as families wanting long-term flexibility.

Upon entering, a bright and welcoming entrance hall immediately sets the tone, leading through to a spacious formal lounge where large windows frame green, leafy views and flood the room with natural light. This elegant reception space flows seamlessly into a dedicated dining area, perfectly suited to both entertaining and everyday living.

The heart of the home is the contemporary kitchen, designed with integrated appliances, ample worktop space and a large picture window overlooking the rear garden and golf course beyond. A secondary dining area within the kitchen creates an ideal spot for casual meals and morning coffee, while maintaining a strong connection to the outdoor setting.

Adjoining the kitchen is a second, highly versatile reception room — ideal as a snug, family room or additional sitting room — offering flexibility rarely found at this price point.

A key feature of the property is the ground-floor bedroom with en-suite shower room, providing an excellent option for downsizers, guests or multi-generational living, and adding a level of future-proofing that sets this home apart from many nearby alternatives.

To the first floor are two generous double bedrooms with built-in storage and excellent natural light, along with a further room currently used as a home office — ideal for remote working or study. The floor is completed by a well-proportioned family bathroom.

Externally, the rear garden offers a private and tranquil setting, bordered by mature greenery and featuring a raised decking area perfect for outdoor dining and entertaining. To the front, the property benefits from a beautifully maintained garden, a large driveway providing ample off-street parking, and an integral garage offering further storage and security.

Positioned within one of North Leeds' most desirable residential locations, this home combines space, outlook and adaptability — offering a compelling alternative to higher-priced homes in the area while

delivering flexibility that many £900,000-plus properties lack.

REASONS TO BUY

-Substantial four-bedroom home extending to approx. 2,190 sq ft
-Rare ground-floor bedroom with en-suite
-Overlooking Alwoodley Golf Course
-Two versatile reception rooms plus kitchen dining area
-Private rear garden with raised decking
-Ample off-street parking and integral garage
-Light-filled accommodation throughout
-Flexible layout suited to a range of buyer profiles

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

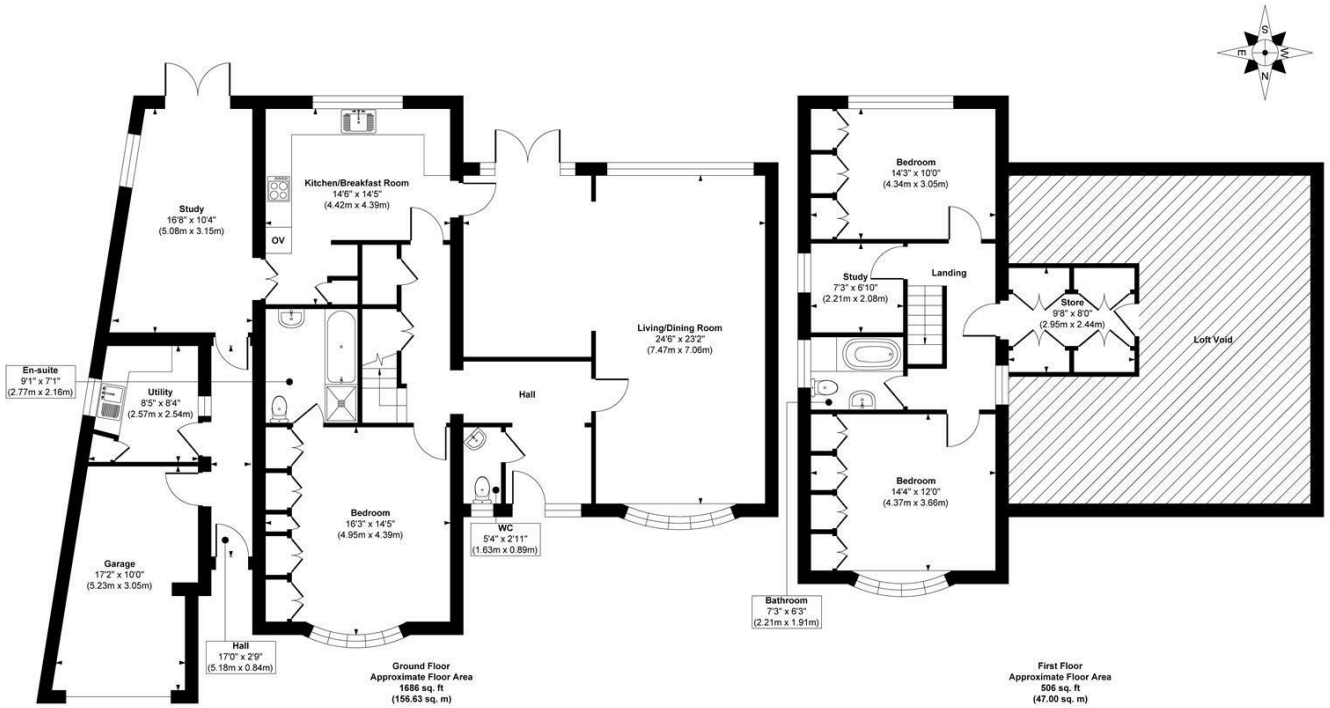
Viewings – By Appointment Only

Floor Area – 2192.00 sq ft

Tenure – Freehold





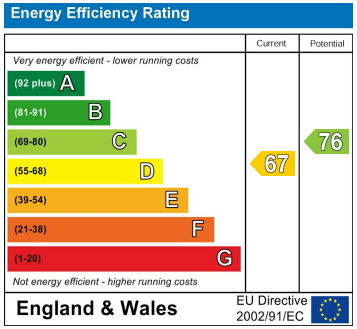


Approx. Gross Internal Floor Area 2192 sq. ft / 203.63 sq. m (Including Garage)

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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