



## FLAT 1 97, THE DRIVE

LEEDS, LS17 7QG

£375,000  
LEASEHOLD

Monroe is delighted to present this three bedroom apartment located in the highly desirable area of Alwoodley. This spacious apartment offers approximately 1,434 sq. ft. of well-balanced accommodation including a detached garage. Designed for comfortable single-level living, the home provides excellent space for both entertaining and everyday life, all set within a prestigious and well-established residential setting.

MONROE

SELLERS OF THE FINEST HOMES

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## Flat 1, 97, The Drive Alwoodley, Leeds, LS17 7QG

A welcoming entrance opens into a wide and impressive central hallway, immediately creating a strong sense of space and setting the tone for the rest of the apartment. Beautifully proportioned and filled with natural light, this central space enhances the overall flow of the home and provides access to all principal rooms, ensuring a practical and well-considered layout.

The heart of the property is the superb living room, extending to over 26 feet in length. This outstanding reception space is flooded with natural light and offers ample room for both relaxed seating and formal dining areas, making it perfect for entertaining or enjoying quiet evenings at home.

The kitchen is well-appointed and thoughtfully designed, offering excellent worktop space, storage, and functionality. Conveniently positioned adjacent to the main living area, it allows for easy day-to-day use while maintaining a natural separation between cooking and entertaining spaces.

The property features three well-proportioned bedrooms, with one currently used as a home office, highlighting the flexibility of the accommodation. The principal bedroom is particularly spacious and benefits from fitted wardrobes along with a private en-suite shower room. The second bedroom is a comfortable

double, while the third provides an ideal guest room or additional workspace. A modern family bathroom is conveniently located off the central hallway and serves the remaining bedrooms.

Externally, the property enjoys a pleasant south facing outlook over beautifully maintained communal gardens, creating an attractive and welcoming setting. Further benefits include a detached garage offering secure parking or additional storage, along with an allocated parking space for added convenience.

This is a rare opportunity to acquire a generously sized apartment in a prestigious and well-established residential area, offering excellent access to local amenities, golf courses, transport links, and highly regarded schools. Early viewing is strongly recommended to fully appreciate the space, versatility, and lifestyle this exceptional home provides.

### REASONS TO BUY

- Located in the highly sought-after and prestigious area of Alwoodley
- Versatile third bedroom ideal as a home office or guest room
- Central hallway design creating a smooth and practical flow
- Convenient single-level living throughout
- Detached garage providing secure parking or additional

- Prime high-end residential location – Situated in one of the most desirable and well-connected suburban areas, offering strong long-term value and lifestyle appeal.
- Generous internal living space – Well-proportioned rooms throughout, offering flexible living
- Open-plan living areas
- Convenient single level living throughout
- Private entrance
- Excellent natural light – Large windows and/or well-positioned living spaces that create a bright, airy atmosphere throughout the home.
- Security alarm fitted
- Private outdoor garden space – A well-maintained rear garden ideal for entertaining, relaxing, and family use.
- South facing
- Garage and off street parking



storage

-Practical, well-sized kitchen with excellent layout and storage potential

-Principal bedroom with fitted wardrobes and private en-suite

-Three well-proportioned bedrooms offering flexible living arrangements

-South facing private patio

-Spacious living room ideal for entertaining and family gatherings

## 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.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band E

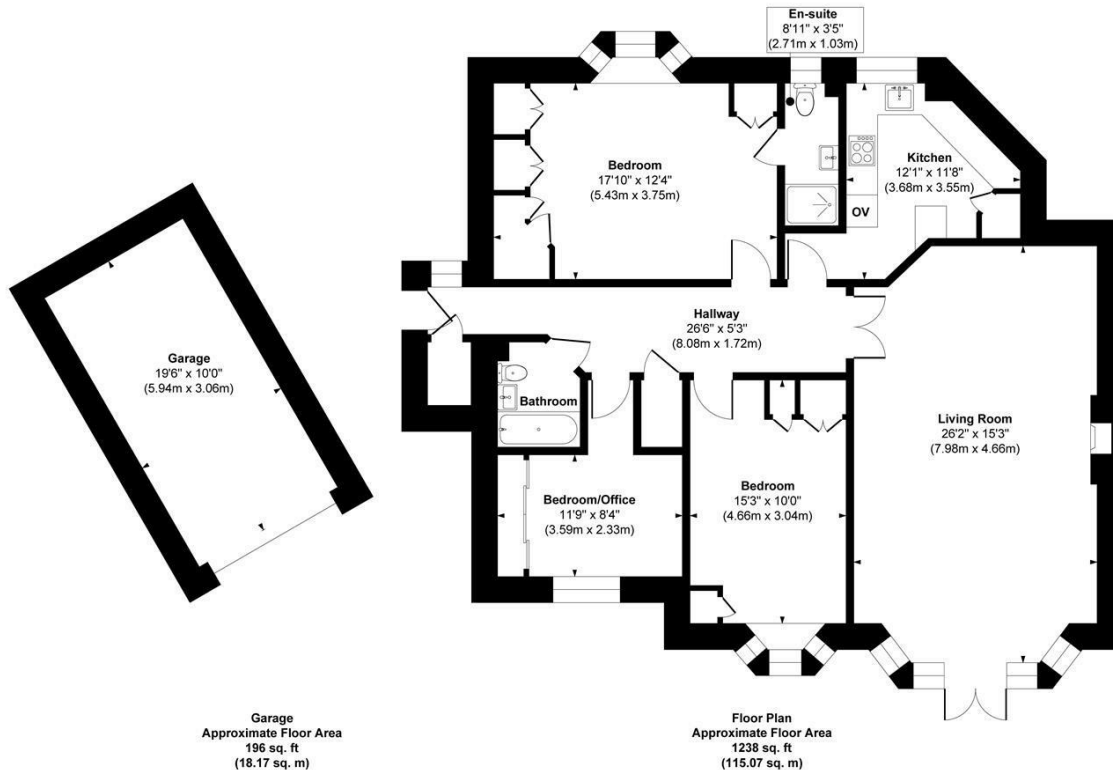
**Viewings** – By Appointment Only

**Floor Area** – 1434.00 sq ft

**Tenure** – Leasehold



# The Drive, Alwoodley

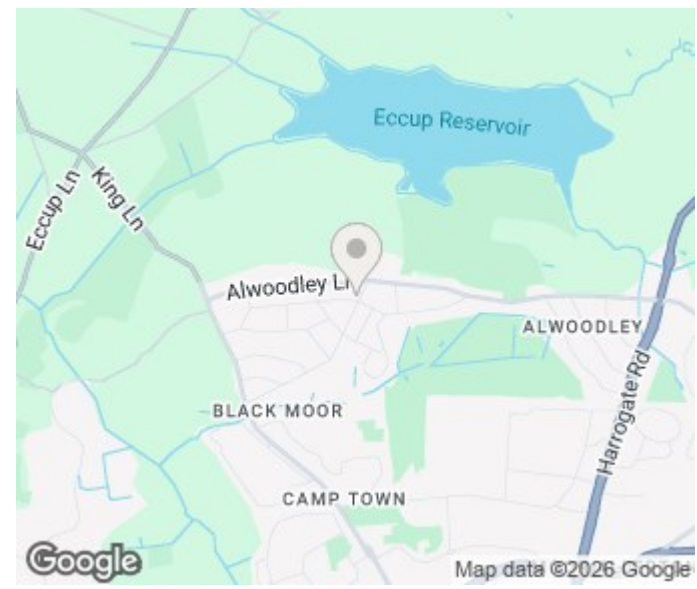


Garage  
Approximate Floor Area  
196 sq. ft  
(18.17 sq. m)

Floor Plan  
Approximate Floor Area  
1238 sq. ft  
(115.07 sq. m)

**Approx. Gross Internal Floor Area 1434 sq. ft / 133.24 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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