



190 ALWOODLEY LANE LEEDS, LS17 7PF

£1,100,000
FREEHOLD

Monroe are delighted to bring to market this stone-built, four-bedroom detached home, occupying a generous south-facing plot in the highly sought-after area of Alwoodley.

Offered vacant possession, the property presents an exceptional development and renovation opportunity, with scope to modernise, extend or reconfigure (subject to the necessary consents). Set within private, spacious gardens and benefiting from a large driveway, electric security gates, this is a rare chance to acquire a substantial home with enormous potential in a prime residential location.

MONROE

SELLERS OF THE FINEST HOMES

190 ALWOODLEY LANE

- Gorgeous four-bedroom detached home
- Large reception rooms
- Prestigious North Leeds postcode
- Rich in local amenities
- South facing garden
- Garden room
- Privately gated
- Ample fitted storage
- Fully tiled bathroom
- Natural decor throughout



190 Alwoodley Lane

Monroe are delighted to bring to the market this substantial stone-built, four-bedroom detached residence, occupying a magnificent south-facing plot on one of Alwoodley's most sought-after residential streets.

Offered with vacant possession, the property presents an exciting renovation and development opportunity, ideal for purchasers looking to modernise, extend or reconfigure to create a truly bespoke family home (subject to the necessary consents).

Upon entering, a generous reception hallway provides access to a range of versatile living spaces along with a guest WC. The ground floor offers a series of well-proportioned reception rooms including a bright sitting room with sliding doors, a formal dining room and a conservatory opening directly onto the private, south-facing rear garden. The spacious dining kitchen is fitted with granite worktops and a range of wall and base units, offering excellent potential for remodelling into a contemporary open-plan living space.

An inner hallway leads to a ground floor double bedroom with fitted wardrobes, complemented by a house bathroom — ideal for multigenerational living or future reconfiguration. To the first floor are three further double bedrooms and a contemporary house bathroom, with the principal bedroom enjoying open

views across the rear garden and excellent natural light.

Externally, the property sits on an exceptional plot, featuring mature gardens to both the front and rear. Accessed via a large, gated driveway providing ample parking, there is also a detached double garage. The rear garden is beautifully private, south facing and includes a patio area ideal for outdoor entertaining. A separate garden room with bi-folding doors, currently used as a gym, offers flexible additional space suitable for a home office or studio.

Located in a prime North Leeds position, the property is well placed for the amenities of The Avenue and King Lane, as well as Moortown's excellent facilities. The Grammar School at Leeds, Leeds city centre and Leeds Bradford International Airport are all easily accessible.

A rare opportunity to acquire a substantial home with significant potential in one of Leeds' most prestigious locations.

REASONS TO BUY

- Substantial four-bedroom detached residence
- Generous and versatile reception spaces
- Located within a prestigious North Leeds postcode
- Excellent access to a wealth of local amenities
- Beautiful south-facing rear garden
- Separate garden room, ideal for home office or gym

use

- Privately gated driveway offering enhanced security and privacy
- Abundance of fitted storage throughout
- Stylish fully tiled house bathroom
- Neutral décor, providing a blank canvas for personalisation

ENVIRONS

This stunning property is 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 a highly esteemed Grammar School at Leeds and several championship golf courses. 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 gas, water and electricity. Septic tank drainage.

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

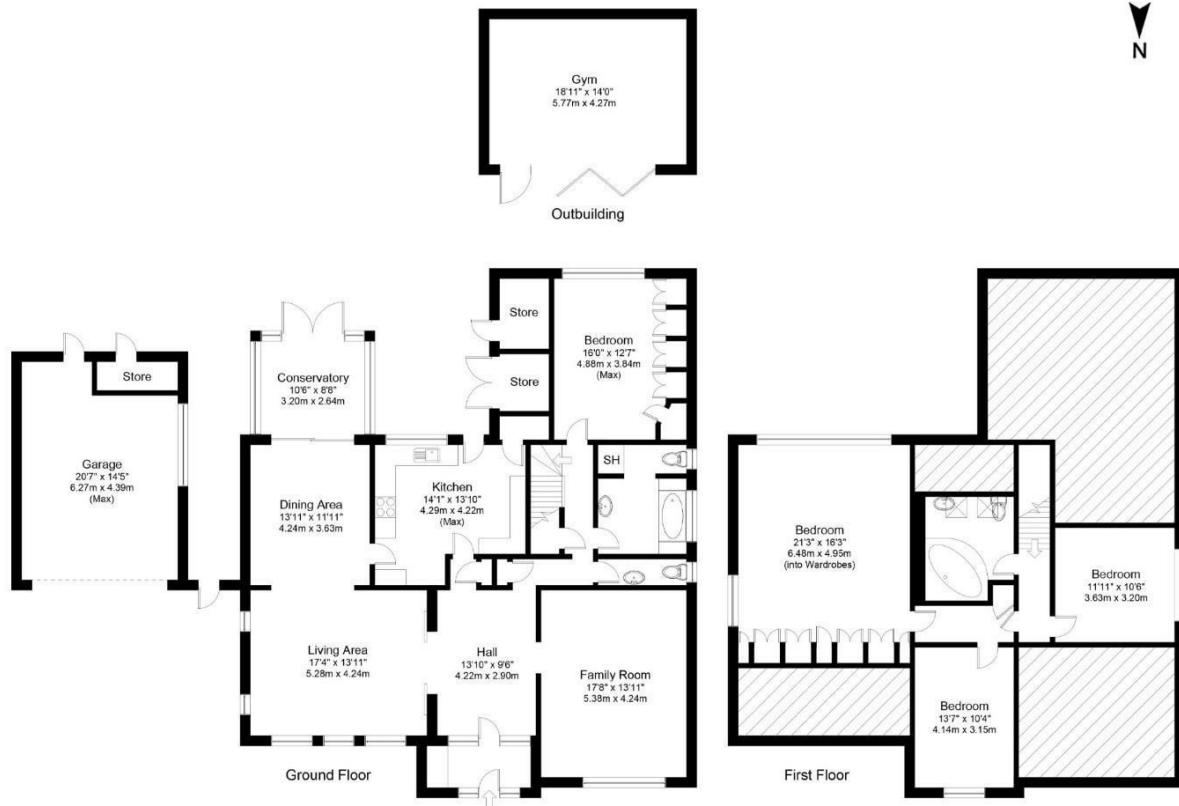
Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2485.00 sq ft

Tenure – Freehold



Gross internal floor area including stores, excluding eaves, garage & outbuilding (approx.): 230.9 sq m (2,485 sq ft)

Garage & Outbuilding (approx.): 52.1 sq m (561 sq ft)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	53
(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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