



32 PLANE TREE AVENUE  
LEEDS, LS17 8UB

£525,000  
FREEHOLD

Monroe is delighted to present this beautifully appointed four-bedroom, two-bathroom family home, ideally situated in the highly sought-after area of Alwoodley.

MONROE

SELLERS OF THE FINEST HOMES

## 32 PLANE TREE AVENUE

- Perfect family home
- Off street parking
- Great for downsizers
- Well positioned
- Close to local amenities
- Private driveway
- Two spacious reception rooms
- Downstairs WC
- Natural light throughout
- Situated on a great plot



Upon entering the property, you are welcomed into to two generously proportioned reception rooms, both benefiting from an abundance of natural light and offering flexible living and entertaining space. The well-appointed kitchen is fitted with a range of integrated appliances, providing a practical and stylish area for everyday use, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers four spacious and well-presented bedrooms. The impressive primary suite benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom, making this home ideally suited to growing families.

Externally, the property continues to impress. To the front, there is ample space for off-street parking, complemented by a garage which provides secure parking or additional storage. To the rear, the garden features a well-proportioned patio area ideal for outdoor dining and entertaining, alongside a lawned area that is perfect for families and children to enjoy.

### REASONS TO BUY

- Perfect family home
- Off street parking
- Great for downsizers
- Well positioned

- Close to local amenities
- private driveway
- Two spacious reception rooms
- Downstairs WC
- Natural light throughout
- Situated on a great plot

### 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.

## 32 PLANE TREE AVENUE





## 32 PLANE TREE AVENUE

### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

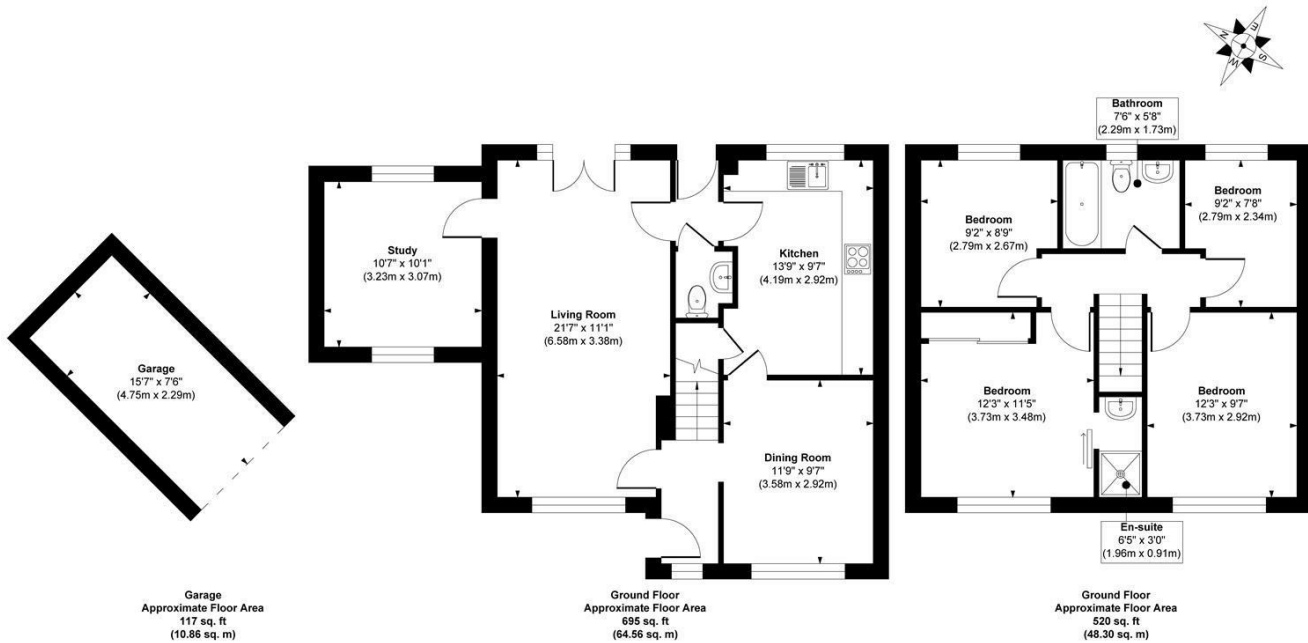
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1332.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 1332 sq. ft / 123.72 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Copyright © Show Home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

**MONROE**

SELLERS OF THE FINEST HOMES