



20 MEADOW WAY

LEEDS, LS17 7QZ

£475,000
FREEHOLD

Monroe is delighted to present this beautifully extended three-bedroom semi-detached family home, ideally positioned within the highly sought-after area of Alwoodley. Blending charming character features with stylish modern living, the property offers spacious and versatile accommodation throughout, including an impressive open-plan kitchen diner, two bathrooms, a private south-facing garden, detached garage, and ample off-street parking. Perfectly suited to growing families and professionals alike, this is a superb opportunity to acquire a bright and well-maintained home in a prime residential location.

MONROE

SELLERS OF THE FINEST HOMES

20 MEADOW WAY

- Sought-After Alwoodley Location
- Features a detached garage and paved driveway
- Open plan extended kitchen diner
- Vendors secured chain free onward purchase
- Bright and airy throughout
- Driveway that can accommodate three vehicles
- 2 bathrooms
- Private garden
- Built in wardrobe space
- 3 Generous Bedrooms



20, Meadow Way Leeds, LS17 7QZ

The property is entered via a welcoming front porch which opens into a central, character-filled hallway, immediately setting the tone for the spacious and well-balanced accommodation throughout. Designed perfectly for modern family living, the ground floor centres around an exceptionally bright and airy living room, offering a warm yet expansive retreat ideal for both relaxing and entertaining.

To the rear of the property sits the true heart of the home — a stunning extended open-plan kitchen diner, thoughtfully designed to create a sociable and versatile living space. Flooded with natural light and enjoying views over the private south-facing garden, this area is perfectly suited to family life, hosting guests, and indoor-outdoor living during the warmer months. A contemporary ground floor shower room adds further practicality and convenience.

To the first floor, the landing provides access to three well-proportioned bedrooms. The impressive principal bedroom benefits from a charming bay window and built-in wardrobe space, creating a bright and comfortable sanctuary. The second bedroom is another generous double, while the third bedroom offers excellent flexibility as a nursery, guest bedroom, dressing room, or dedicated home office. A sleek and modern family bathroom completes the first floor accommodation.

Externally, this home continues to impress. The beautifully maintained private rear garden enjoys a highly desirable south-facing aspect and features a newly installed patio area, ideal for outdoor dining and entertaining. To the front, the property benefits from ample off-street parking via a substantial driveway accommodating multiple vehicles, alongside a detached garage offering secure parking, storage, or further potential.

The property also benefits from a secure onward purchase, allowing for a potentially swift and straightforward transaction for any prospective buyer.

Some images are computer-generated (CGI) and are for illustrative purposes only.

REASONS TO BUY

- * Sought-after Alwoodley location
- * Extended open-plan kitchen diner
- * Private south-facing rear garden
- * Detached garage offering secure parking/storage
- * Driveway with ample off-street parking
- * Two modern bathrooms
- * Flexible three-bedroom layout
- * Bright and airy throughout
- * Beautifully maintained outdoor space
- * Built-in wardrobe storage
- * Great flow and layout for modern family living

- * Seller has secured an onward purchase
- * Potential for a quick and smooth timeframe

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

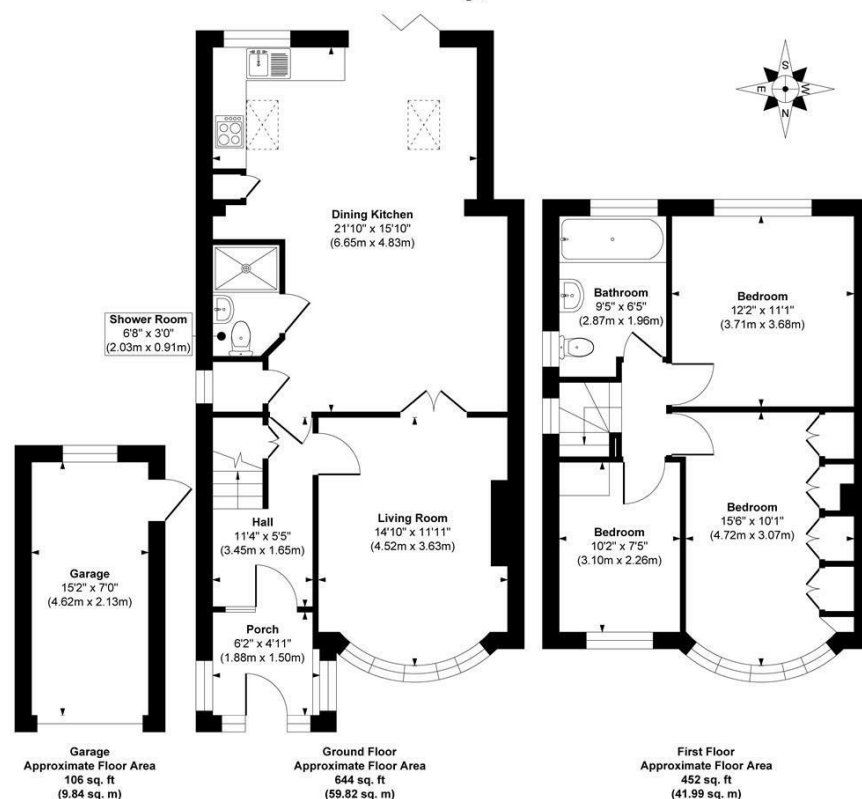
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1202.00 sq ft

Tenure – Freehold

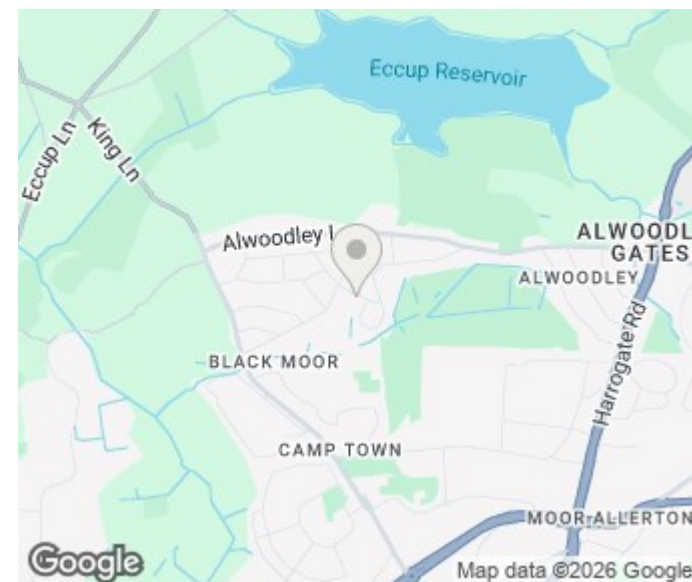
Meadow Way, Leeds



Approx. Gross Internal Floor Area 1202 sq. ft / 111.65 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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