

1 Mount Rise, Alwoodley, Leeds, LS17 7QR

Key Features

- A beautifully maintained family home
- Generous corner plot
- Open plan living/dining room
- Modern kitchen with integrated appliances
- Three good sized bedrooms
- Contemporary wet room with underfloor heating
- Lovely gardens to three sides
- Double width driveway and large garage
- Great amenities within walking distance
- Located in the heart of Alwoodley







A beautifully maintained three bedroom home set in a generous corner plot, with a large detached garage, in the heart of Alwoodley.











This beautifully maintained property is entered through an impressive arched glass door which leads to the hallway, with understairs cupboard. Further double doors lead to the open plan living/dining room, which is flooded with natural light, with a bay window and double doors leading to the rear garden.

The kitchen overlooks the rear garden, with contemporary cream gloss units, and is fitted with a range of integrated appliances including a fridge, dishwasher, washing machine, double oven, microwave and induction hob.

To the first floor are three good sized bedrooms, two of which have fitted furniture. The two front bedrooms have views towards Moortown golf course. There is a stunning wet room with underfloor heating and a bespoke sink unit, illuminated mirror, stylish wall panelling and W.C.

The property is set in a generous corner plot with beautiful gardens to three sides, including a paved patio to the rear garden ideal for outdoor entertaining and there is a double width driveway which leads to a large detached garage.

The property is well located in a popular residential location within the heart of Alwoodley and offers easy transport links to Leeds City centre. Alwoodley has a selection of schools, coffee shops, restaurants and convenience stores as well as being situated close to several sporting facilities including The David Lloyd leisure centre and a number of golf courses. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network.

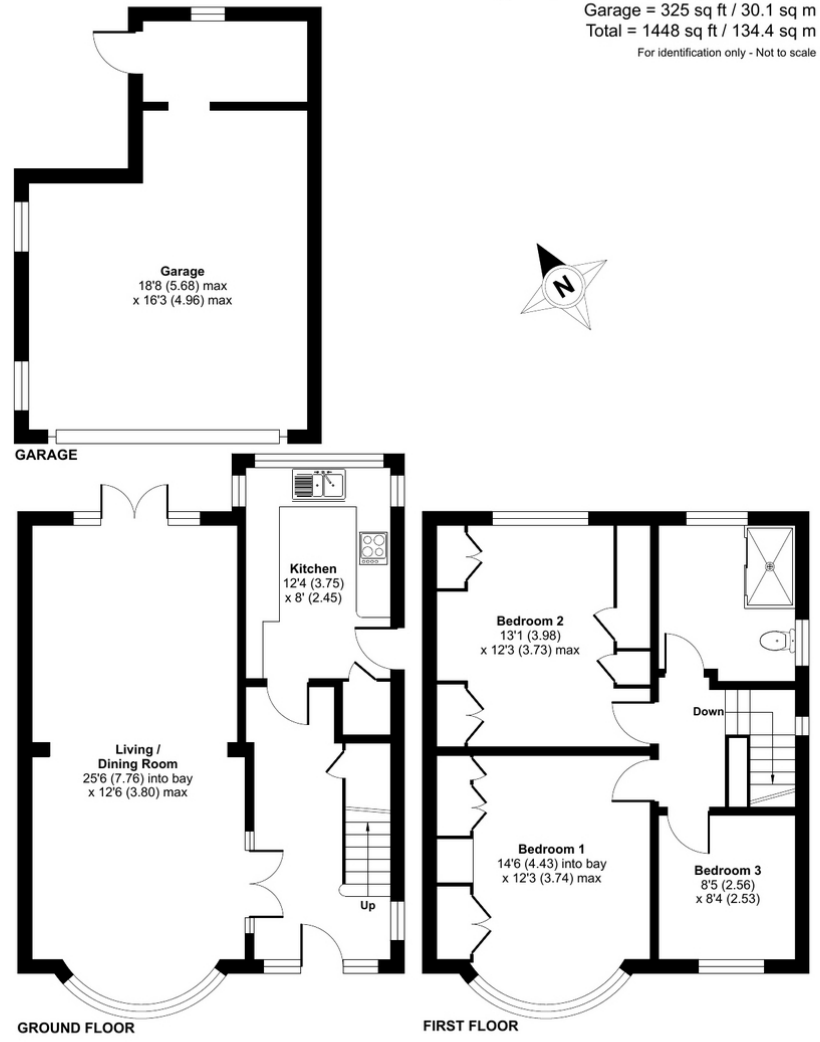
SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas central heating.



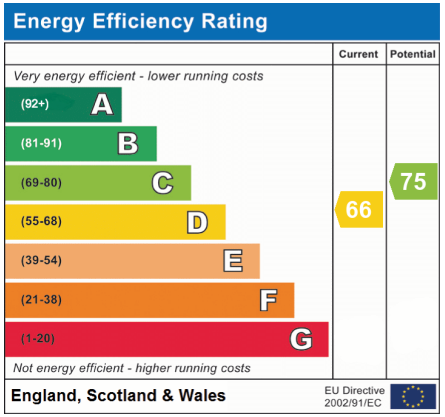


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Approximate Area = 1123 sq ft / 104.3 sq m
Garage = 325 sq ft / 30.1 sq m
Total = 1448 sq ft / 134.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Butler Ridge. REF: 1330693



Tenure Type: Freehold
Council Tax Band: D
Council Authority: Leeds City Council

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