



**Stoneacre**  
Properties

**NORTH LEEDS**

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Alwoodley Lane, Alwoodley, Leeds, LS17 7DN  
Offers In The Region Of £1,250,000



## Alwoodley Lane, Alwoodley, Leeds, LS17 7DN

- Five Bedroom Detached
- Four Bathrooms
- 'Alwoodley Lane' Location
- Accommodation Over 3 Floors
- Ample Reception Areas
- Double Garage/Large Driveway
- Superb Rear Gardens
- EPC Rating 'D'



Stoneacre Properties are delighted to offer for sale as part of our 'Exclusive Collection', a deceptively spacious detached home featuring five bedrooms, four bathrooms and a generously proportioned garden and driveway. Set over three floors, the property is situated within an well positioned plot on the sought after Alwoodley Lane, LS17. Alwoodley is regarded as one of North Leeds's most exclusive residential locations and is just a short drive from local shops, schools (including the acclaimed 'Grammar School at Leeds' being within walking distance) and nearby sporting facilities include the David Lloyd Centre and excellent golf courses are very close by. The ground floor accommodation can be accessed via an entrance vestibule/cloak leading onto an impressive reception hallway with arched and illuminated display recesses and a twin set of matching glazed doors for both the drawing and dining rooms. Leading from the hallway is a drawing room with feature fireplace and illuminated display recesses with built in cupboards and additionally a formal dining room with fitted feature cabinet can be accessed via the hallway alongside a cloakroom/WC and inner staircase hall offering access to the lower and first floor levels. The property features a bright and spacious open plan breakfast kitchen with a comprehensive range of fitted oak units and complimentary marble surfaces over, matching central island/breakfast bar alongside a range of integrated appliances and French doors providing access out onto the rear garden. A fitted utility area with matching units to those of the kitchen, all with marble flooring throughout is well positioned to provide access to the integral garage. Leading from the kitchen, a bright and spacious lounge can be found to include arched and illuminated display recess, feature display cabinet and storage cupboards alongside additional access to the rear garden via double French doors and a lobby featuring marble steps leads down to the lower ground floor. Accessed from the inner staircase hall are two guest bedrooms and a fully tiled bathroom which includes twin vanity units with marble surround, a shower cubicle, bath and separate WC with bidet. At lower ground floor level is a living room with two wide archways leading into a large conservatory with feature open fire and copper chimney piece, marble flooring and double doors opening out in to the rear garden and paved seating area. At lower ground level, is a home office with built in book shelving and storage cupboards and a fitted laundry room. Additionally there is access to the extensive under drawing area (this could potentially become additional internal accommodation subject to obtaining building/planning consents). To the first floor, a landing with linen room and built in storage cupboards can be found, providing access to the first floor accommodation. Leading from the landing, a well proportioned bedroom suite with a private entrance hall leads into a dressing area with fitted wardrobes and a large bedroom with vaulted ceiling, Juliet balcony and two large Velux windows overlooking the rear garden. Within the suite, a large fully tiled en-suite bath/shower room can be accessed via the dressing area. To the first floor is an additional well sized bedroom suite with private entrance lobby, en suite bath/shower room and a large bedroom space with Velux windows overlooking the rear garden. A fourth bedroom with dressing area and storage space is positioned at the first floor to the front side of the property. The property is approached via electric entrance gates boasting a driveway with ample parking and access to the integral double garage. Externally to the rear, a well established private garden can be found, laid mainly to lawn with a southern facing aspect alongside a paved patio area / sun terrace. An internal inspection is highly recommended in order to fully appreciate the many fine features of this home.

#### Double Garage & Driveway

The property is approached via electric entrance gates leading to a driveway providing ample parking and in turn access to the integral double garage.

#### Gardens

Featuring well established private grounds with a southern facing aspect to the rear, this property is sure to appeal to those purchasers seeking mature private grounds. There is an extensive Yorkshire stone flagged sun terrace off the kitchen and steps leading down to a further stone paved terrace area with fitted seating, ideal for outside entertaining. The rear garden is laid mainly to lawn with well stocked flower beds and borders and various flowering shrubs.

#### Location

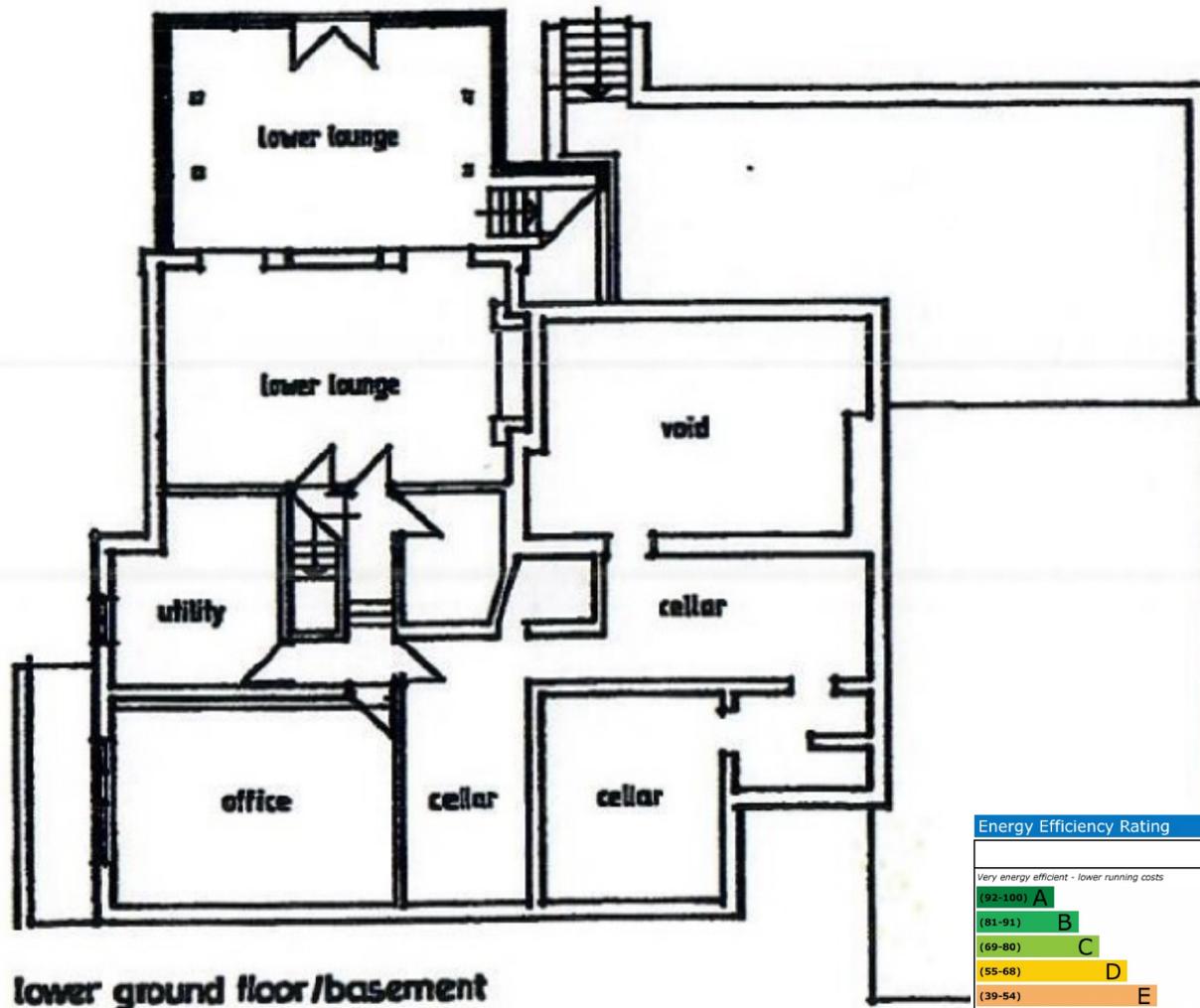
The property is situated on one of the most exclusive roads in North Leeds, 'Alwoodley Lane, LS17'. Being Regarded as one of North Leeds's most exclusive residential locations, Alwoodley is just a short drive from Moortown Corner, having a Marks & Spencer's Food Hall and the Ring Road with a Sainsbury's complex. There is ease of access to a host of excellent local amenities and most denominations of schools, including the acclaimed Grammar School at Alwoodley Gates within easy walking distance. Nearby sporting facilities include the David Lloyd Centre and excellent golf courses including Sandmoor and Alwoodley, quite literally on the doorstep. The position provides easy road access and public transport to both Leeds City Centre and Harrogate.

#### ADJACENT LAND PLOT

Please note that the adjacent plot to this particular property can potentially be made available to purchase by the Vendor.

We have been advised that the subject adjacent plot holds planning for five apartments however alternative accommodation may be a viable option for interested parties, subject to obtaining the relevant building consents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	70

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	52	58



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