



## CRAGGWOOD MANOR WOOD LANE

LEEDS, LS18 4PE

£2,250,000  
FREEHOLD

This impressive 10,000 square foot property in Horsforth offers luxurious modern living with nine spacious bedrooms, each finished to an exceptional standard. The residence is set in a private, serene environment, surrounded by immaculate gardens that provide a perfect retreat. Ample parking adds convenience, while its proximity to local amenities ensures easy access to everything you need. Ideal for those seeking a blend of elegance, privacy, and contemporary comfort.

MONROE

SELLERS OF THE FINEST HOMES



# CRAGGWOOD MANOR WOOD

- Over 10,000 SQFT • Large Bedrooms • Ample Driveway Parking • High Specification Kitchen • Security System • Home Gym • Versatile Living • Wrap Around Mature Gardens • Amenity Rich Location



## Craggwood Manor

This striking property of over 10,000 square feet is situated just off a quiet lane close to Horsforth village. Set behind electric gates, a large courtyard driveway leads to a home that is nothing short of remarkable.

As you approach the property you are welcomed by stunning double front doors which grant access to a spacious hallway with a cloakroom and WC. Off the hallway is a fabulous fitted kitchen complimented by granite worktops, the kitchen opens up to a coffee room, formal living room and a cosy snug. An open plan dining-living room is located on the far side of the house and is the perfect space to relax with family and friends. Completing the ground floor accommodation is a playroom with adjoining home office, a shower room and a utility room which provides an internal access point to the garage.

The lower ground floor of this home is truly incredible - an entertainer's dream. Offering a fantastic American pool room along with an arcade, gym, snooker room and games room. For those who enjoy the cinema experience at home, this property delivers, equipped with plush cinema seating and Sonos sound system. In addition, there is a double bedroom and steam room on this floor.

The first-floor features seven of the eight fabulous bedrooms nearly all of which have en suites. The

principal suite is accessed via a private office/snug and comes complete with a dressing room, kitchenette, and luxurious ensuite.

The house boasts a stunning exterior with a Northwest wrap-around garden, which is made completely private by the surrounding woodland. An impressive bar and a stone fireplace on the terrace make the perfect setting for hosting family and friends.

## REASONS TO BUY

- Over 10,000 sqft
- Eight Bedrooms
- Four Garages
- High specification kitchen
- CCTV Monitored security system
- Gym
- Versatile living
- Northwest wrap around garden
- Amenity Rich Location

## ENVIRONS

This property is conveniently situated in Horsforth, a town rich with history, stunning parks and a vibrant community. Horsforth High Street boasts an array of amenities including monthly farmers markets, independent shops, several microbreweries and top-quality restaurants. Located within an excellent school catchment and surrounded by an abundance of sporting facilities such as Horsforth golf club, tennis club, cricket

green, rugby pitch and skate park, there really is something for everyone. For commuters, Horsforth Train Station offers services which include Leeds City centre, Harrogate and York.

#### SERVICES

We are advised that the property has mains water, mains electricity. Septic tank drainage, gas and oil tanks.

#### 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

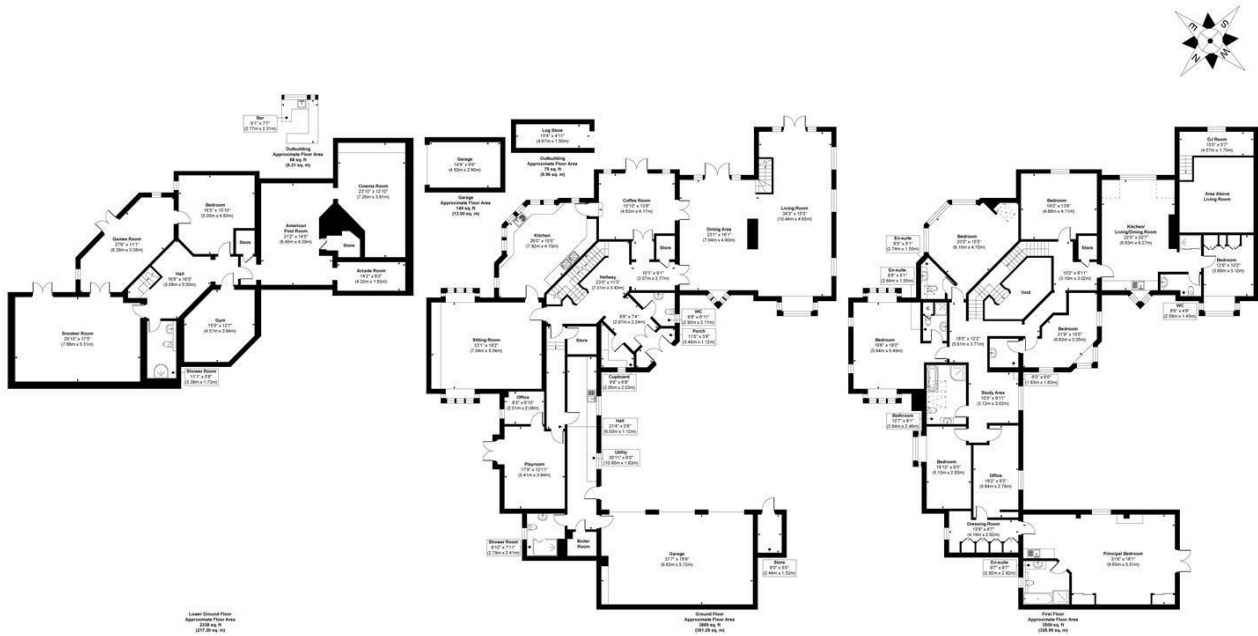
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 10019.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 10019 sq. ft / 930.75 sq. m (Including Garage & Outbuildings)**  
 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	49
(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  
 1-3 The Avenue  
 Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BD

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

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