



21 SANDMOOR DRIVE

LEEDS, LS17 7DF

£3,250,000
FREEHOLD

21 Sandmoor Drive is a truly magnificent home, offering exceptional space and pristine grounds, it stands as a true gem waiting to be discovered. Come and experience its grandeur for yourself, and let its beauty inspire you! Offering a total of almost 9,000 Sqft, this tech led home not only features jaw dropping interior designed space on the ground floor, it also boasts up to 7 bedrooms in the main residence, further complimented by a 2 bedroom guest annexe, a heated outdoor pool, cinema, bar and outdoor cinema.

MONROE

SELLERS OF THE FINEST HOMES

21 SANDMOOR DRIVE

- Magnificent 7-9 Bedroom Family Home • Sandmoor Drive - A premier address • Abundance of Luxury Specification throughout • Guest Annexe • Home Cinema and Bar • Seven Outstanding Reception Rooms • Gym, Swimming Pool, Jacuzzi, Stream Room • South Facing Gardens • 8,979 Sqft • A Unique Family Home



Monroe is excited to offer to the market. One of the most incredible family homes in the entire county.

Upon arrival at this imposing house, you are met by a breath-taking grand reception hallway that leads into the drawing room. This space provides a unique entertainment space that was designed by an award-winning interior designer and features a grand formal dining area, formal living area, exceptional bespoke bar, and one of the best home cinemas a home could provide.

The stunning bespoke dining kitchen by Mark Wilkinson features Gaggenau appliances and granite worktops. This stunning open plan space also provides dining and snug areas, linking to the formal dining room via a James Bond-style electric sliding door. This spacious and bright heart of the home also connects with a sitting room and all feature bi-folding doors leading onto a large rear south-facing terrace.

Further accommodation on the ground floor includes a large study, a generously proportioned cloakroom, and guest w.c. Furthermore, from the reception hall, there is a ground-floor bedroom suite, a utility room, a boot room and access into the double garage, and an additional guest w.c.. which all form excellent space for live-in help or even family members who need to live on one main level.

There are six-bedroom suites on the upper floors including an exceptional principal bedroom that has two private dressing rooms, a beautifully appointed en suite bathroom, and a relaxation lounge area with a balcony overlooking the stunning rear south-facing gardens.

The garden-level floor features a beautiful spa area that incorporates an outdoor swimming pool, a gymnasium, (treatment room), and a shower/steam room and changing room. At the rear of this beautiful home sits an open-air spa with a jacuzzi and horseshoe seating around an outdoor cinema and "Pine Lodge" which provides ancillary accommodation ideal for guests or a home office. Pine Lodge is superbly presented comprising; two generous size bedrooms both with luxurious en suite bathrooms and a living room with bespoke fitted furniture and a modern fitted kitchen area.

This substantial family home spanning 8979 sq. ft on a plot measuring 0.46 acres, has been significantly extended and improved by the present owners to the very highest of specifications and offers a host of luxuries along with state-of-the-art technology running throughout the property.

REASONS TO BUY

- Substantial Sandmoor Drive family home
- Close to excellent amenities, golf courses and walks

- Over 8,900 Sqft
- 0.46 Acre plot
- Exceptionally high standard finishes throughout
- Comfort, technology, and design combined to perfection

ENVIRONS

This stunning property is 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 a highly esteemed Grammar School at Leeds and several championship golf courses. 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, and drainage.

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

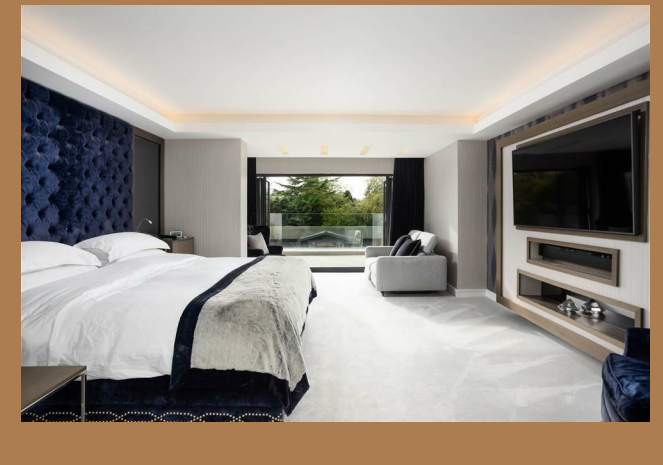
Local Authority – Leeds City Council

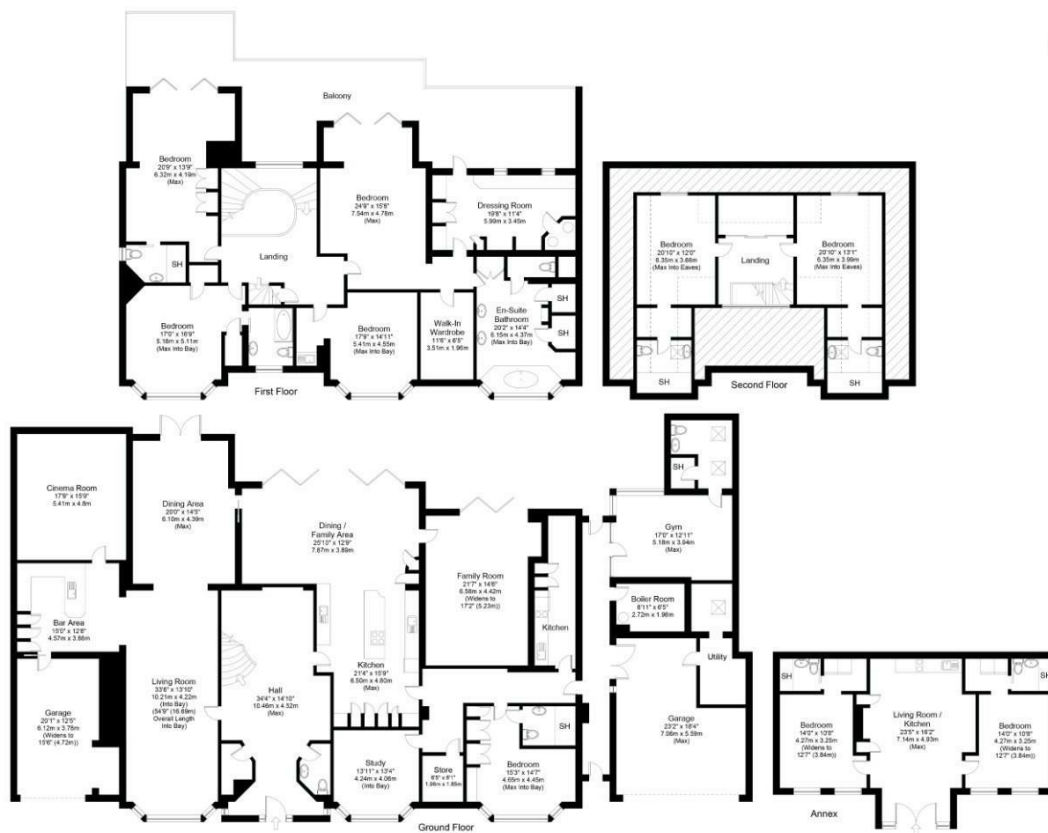
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 8979.00 sq ft

Tenure – Freehold





Gross internal floor area including garage & eaves, excluding balcony (approx.): 758.9 sq m (8,169 sq ft)
 Annex Gross internal floor area (approx.): 75.3 sq m (810 sq ft)
 Combined Gross internal floor area (approx.): 834.2 sq m (8,979 sq ft)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	82
(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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