



## 17 SANDMOOR AVENUE

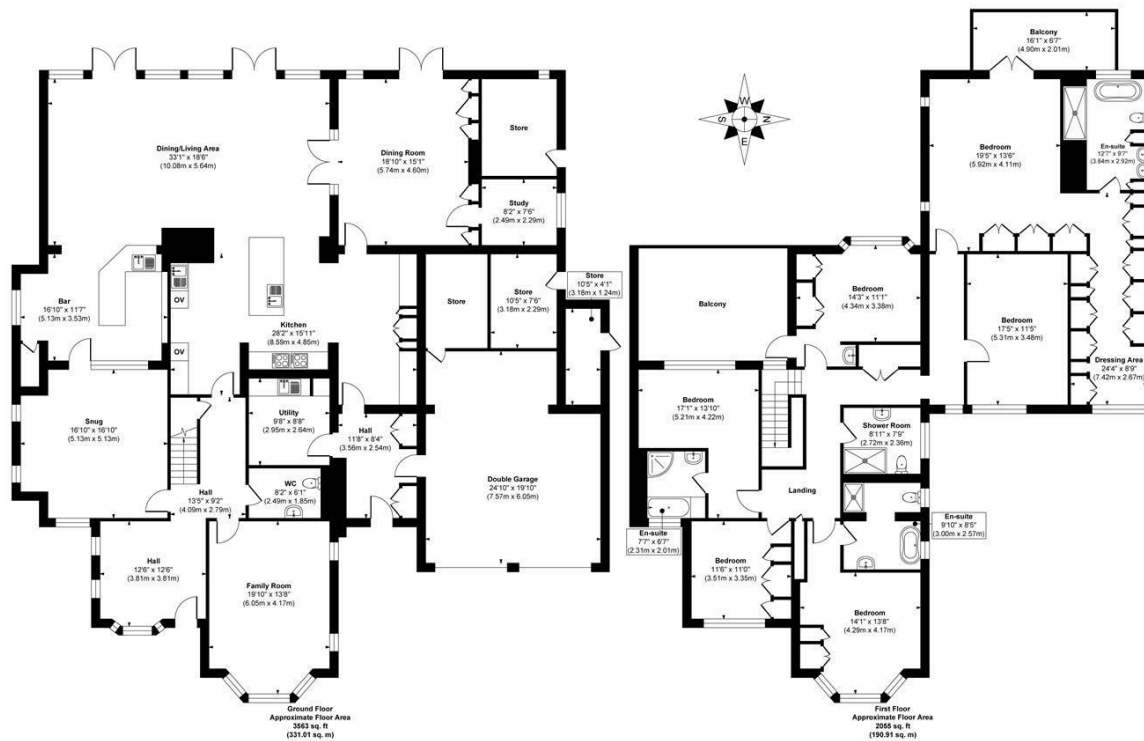
LEEDS, LS17 7DW

£2,350,000  
FREEHOLD

17 Sandmoor Avenue is an exceptional property, offering a truly remarkable living experience. Behind electric gates, a winding driveway leads to this exquisite five-bedroom home, which blends high-end specification with unrivalled elegance and style. Situated in the prestigious Alwoodley area, one of North Leeds' most sought-after postcodes, this home is surrounded by outstanding amenities and attractions, ensuring the very best in quality of life.

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Approx. Gross Internal Floor Area 5618 sq. ft / 521.92 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	58	62
(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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

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

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