



266 ALWOODLEY LANE  
LEEDS, LS17 7DH

£2,995,000  
FREEHOLD

This exceptional seven-bedroom detached home, custom-built in 2019, offers luxurious living across four spacious floors. With premium features like Miele appliances, underfloor heating, Sonos sound system, and a south-facing garden, it's perfectly designed for modern family life and entertaining.

MONROE

SELLERS OF THE FINEST HOMES

## 266 ALWOODLEY LANE

- Chain-free and move-in ready
- Spacious layout across four floors
- Cinema, gym, and games room
- Three balconies plus dressing room
- Underfloor heating throughout main floors
- High-spec kitchen with Miele appliances
- Seven double bedrooms, all en suite
- Custom-built to exceptional standards
- Sonos sound system fully integrated
- South-facing landscaped private rear garden



Monroe is delighted to bring to market this outstanding and chain-free seven-bedroom detached home, individually designed and built in 2019 to an exceptional standard.

Spanning four generously proportioned floors, this remarkable property showcases high-spec finishes and an intelligent layout tailored for modern family life and entertaining.

From the moment you step into the spacious entrance hall, the quality and attention to detail are immediately clear. To the right, a dedicated cinema room offers an impressive space for relaxing. To the left, a guest WC, boiler room, and utility provide everyday practicality. The heart of the home is a striking kitchen, fitted with quartz worktops, a central breakfast island, and premium integrated Miele appliances. This flows seamlessly into a bright family area, with an adjoining dining room that opens out through bifolding doors to a south-facing garden. A separate living room complements the ground floor, which also benefits from underfloor heating and solid oak doors throughout. The home is complete with integrated Sonos speakers and internal access to the garage.

On the first floor, you'll find five well-appointed double bedrooms, each with its own en suite. The principal bedroom enjoys a private balcony and a walk-in dressing room, while two additional bedrooms also

feature balconies. All bedrooms offer excellent fitted storage.

The second floor presents two further double bedrooms, served by a sleek and modern shower room – perfect for guests, older children, or home office needs.

The lower ground floor offers a private gym with built-in storage, a large games room, and a convenient WC – ideal for leisure, hobbies, or additional living space.

Externally, the front of the property is beautifully landscaped with mature planting, a generous driveway, and high fencing for privacy. The rear garden is thoughtfully designed for both entertaining and relaxation, with a stone slab patio, fire burner, and steps leading to a turfed lawn surrounded by paved borders and a further secluded seating area.

### REASONS TO BUY

- Chain-free and move-in ready
- Seven double bedrooms, all en suite
- Custom-built to exceptional standards
- High-spec kitchen with Miele appliances
- Underfloor heating throughout main floors
- Sonos sound system fully integrated
- South-facing landscaped private rear garden
- Three balconies plus dressing room
- Cinema, gym, and games room



- Spacious layout across four floors

Leeds City Council

## ENVIRONS

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 the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. 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 gas, water and electricity.

## LOCAL AUTHORITY

## TENURE

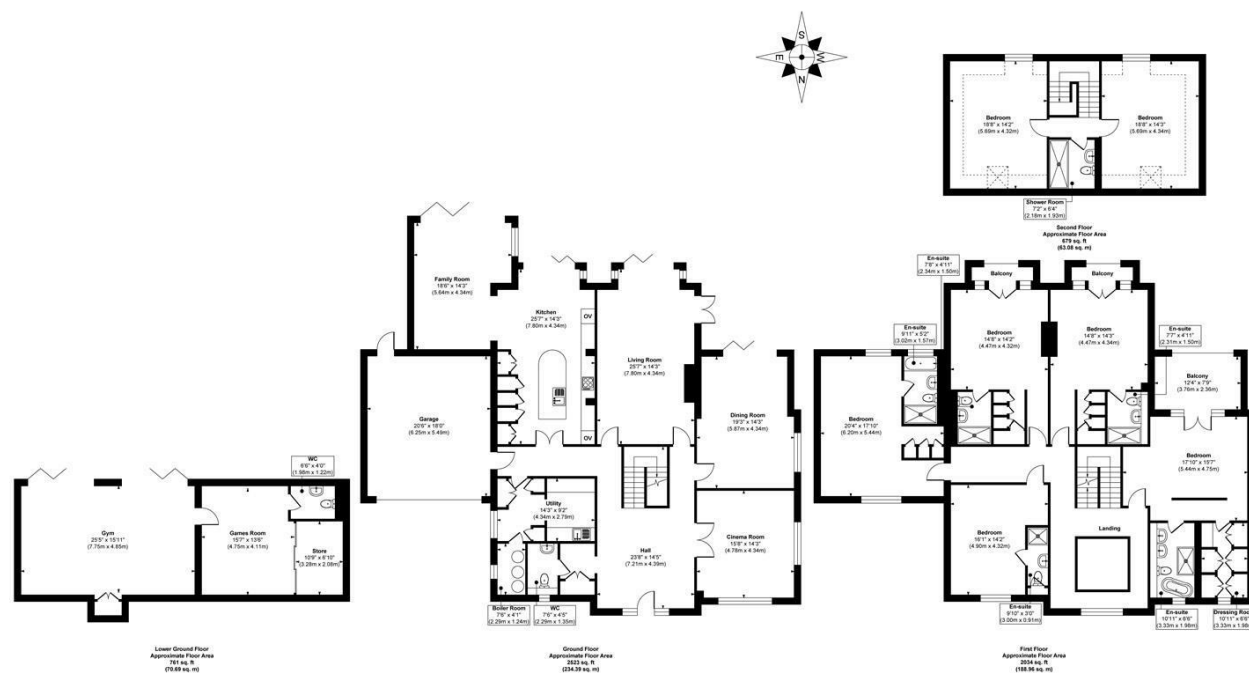
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

## 266 ALWOODLEY LANE

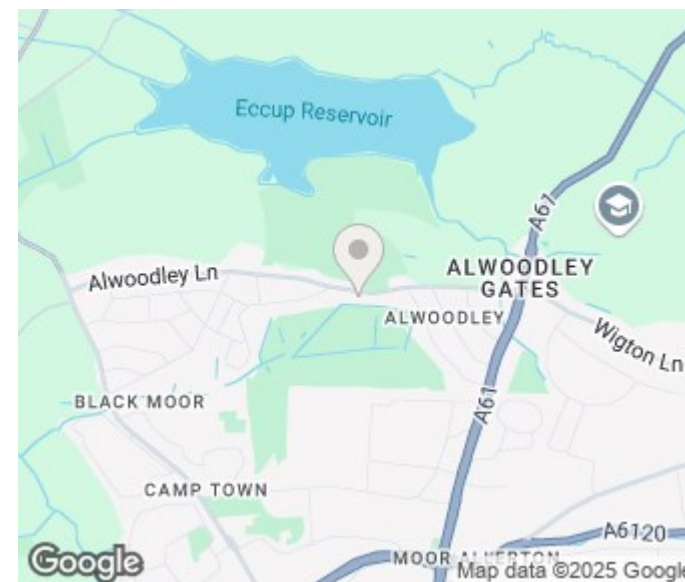




**Approx. Gross Internal Floor Area 5997 sq. ft / 557.12 sq. m**

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>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

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