



15 SANDMOOR MEWS

LEEDS, LS17 7SA

£450,000
FREEHOLD

Nestled on a quiet cul-de-sac just off the prestigious Sandmoor Lane in Alwoodley, North Leeds, Sandmoor Mews offers a wonderful opportunity to create a dream home. This end townhouse spans approximately 1,300 square feet and is ready to be personalised and transformed by its next owner.

MONROE

SELLERS OF THE FINEST HOMES

15 SANDMOOR MEWS

- Generous 1300 + sqft layout
- Three well-proportioned bedrooms
- Bright double reception room
- Convenient Downstairs WC
- Modern, fully tiled house bathroom
- Well presented gardens to the front and rear
- Detached Garage with Driveway
- Highly sought after location
- Peaceful cul de sac setting
- An Opportunity for a Growing Family



15 Sandmoor Mews

Sandmoor Mews is quietly positioned on a peaceful cul-de-sac just off the prestigious Sandmoor Lane in Alwoodley, North Leeds. This end townhouse offers approximately 1,300 square feet of living space and presents an excellent opportunity for a new owner to personalise and transform it into their ideal home.

Upon entering, you are greeted by a generous entrance hallway with ample under-stair storage and a convenient WC. From here, the space opens into an expansive double reception room, offering a bright and airy living and dining area that is perfect for entertaining family and friends.

The reception room flows into a well-proportioned kitchen, fitted with white units, integrated appliances, and access to a beautifully maintained rear garden featuring a charming stone patio.

Upstairs, the landing leads to two spacious double bedrooms, both with plentiful fitted wardrobes, along with a third large single bedroom. A fully tiled house bathroom completes the first floor and includes both a bath and a walk-in shower.

Externally, the property benefits from a large garage, ample parking to the right-hand side, and attractive gardens to the front and rear.

REASONS TO BUY

- Attractive End Townhouse
- Generous 1300 + sqft layout
- Three well-proportioned bedrooms
- Bright double reception room
- Convenient Downstairs WC
- Modern, fully tiled house bathroom
- Well presented gardens to the front and rear
- Detached Garage with Driveway
- Peaceful cul de sac setting
- Highly sought after location

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 water, electricity, drainage and gas.

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 exclusive selling agent-Monroe Estate Agents

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ADDITIONAL INFORMATION

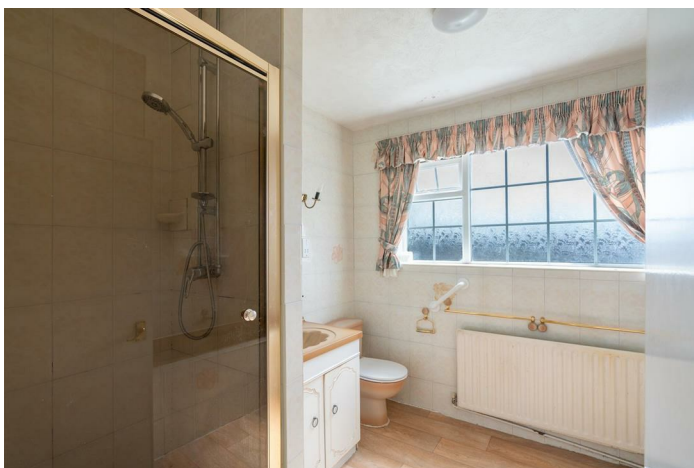
Local Authority – Leeds City Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1371.00 sq ft

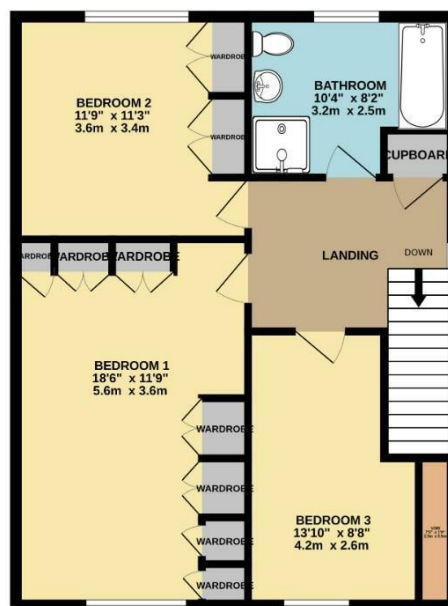
Tenure – Freehold



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

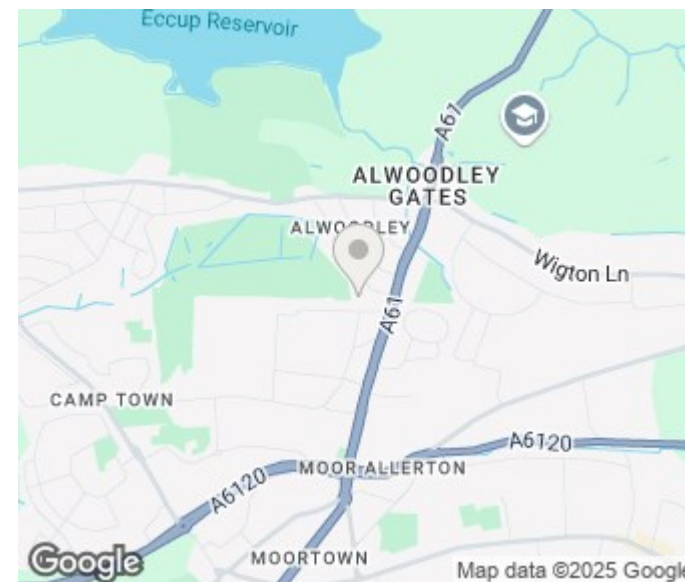


1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(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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