



## 7 BROOKSIDE

LEEDS, LS17 8TD

£999,950  
FREEHOLD

This is a superb opportunity to purchase an exceptionally large and versatile bungalow in one of the most popular North Leeds suburbs, Alwoodley. Situated at the head of a quiet cul-de-sac, this home offers over 2,700 square feet of accommodation and is set within just over a third of an acre. The Property has a very large garden with lawned areas, a woodland walk and sizeable patio, all of which are totally private and, subject to planning, would provide plenty of scope to extend.

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- 5 bedrooms (2 are currently utilised as home office space)
- Large living room and dining room ideal for entertaining
- Over 1/3 of an acre
- over 2,700 square foot of internal accommodation
- Double garage
- Utility room
- House bathroom and en suite to the master bedroom
- 2 separate WC's
- Snooker room
- Scope to extend



The home opens via a covered porch into a spacious vestibule and entrance foyer, enhanced by skylighting that immediately creates a sense of light and flow. The large living room features sliding patio doors leading to the garden, and flows seamlessly into the formal dining room via a wide archway—ideal for entertaining up to 14 guests. The kitchen/diner is bright and spacious, complete with a central island, integrated appliances including a double oven, gas hob, microwave, fridge/freezer, and dishwasher, along with space for informal dining. The master bedroom suite offers fitted wardrobes, garden views, and a luxury en suite bathroom with a jacuzzi bath, power shower, WC, bidet, double vanity, and underfloor heating. There are two further double bedrooms, each with built-in storage, and a main house bathroom featuring a power shower, WC, bidet, vanity unit, and underfloor heating. A guest WC is located off the entrance hallway, with an additional WC situated in the utility area. The home also includes a snooker/games room with sliding doors to the patio, plus two further rooms currently used as home offices or studio spaces. The large utility room provides extensive storage and is fully equipped with a washing machine, tumble dryer, upright freezers, a fridge/freezer, and direct access to the garden.

Discreetly tucked away just off the A61 Harrogate Road, the property offers excellent access to both Leeds City Centre and Harrogate, whether by car or via the highly regarded No. 36 bus route. Despite its accessibility, the

home enjoys a peaceful, secure, and private setting—ideal for those seeking both convenience and tranquillity. Located in the heart of LS17, Alwoodley is one of North Leeds' most prestigious areas, offering top-performing schools including GSAL (Grammar School at Leeds) and Gateways, as well as superb amenities such as M&S Foodhall, Sainsbury's, David Lloyd Leisure, several renowned golf clubs, and a wide range of local shops, cafes, and restaurants.

In summary, this is a rare and exciting opportunity to acquire a generous, secure, and highly adaptable home in a prime LS17 location. Whether you're seeking a substantial family residence, looking to create your dream layout, or downsizing without compromise, Brookside offers unmatched space, privacy, and potential.

### Key Features

- Approx. 2,500 sq ft of versatile internal space
- Current layout: 3 double bedrooms, 2 bathrooms, 2 additional WCs, 4 reception rooms, kitchen/diner, utility room, and double integral garage
- Opportunity to reconfigure or extend to suit your ideal layout
- Set on a highly private plot at the head of a cul-de-sac
- Solar-powered security system with external CCTV cameras
- Constructed from Yorkshire stone and brick with

double driveway, electric garage door, and magnetic lock pedestrian gates

- Fully UPVC double glazed, with gas central heating, wall & ceiling insulation, and underfloor insulation in the newer wing

## 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.

Viewing is highly recommended – the vendors have secured their onward purchase and are ready to move.

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Immaculately maintained – structurally and cosmetically in excellent condition

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### ADDITIONAL INFORMATION

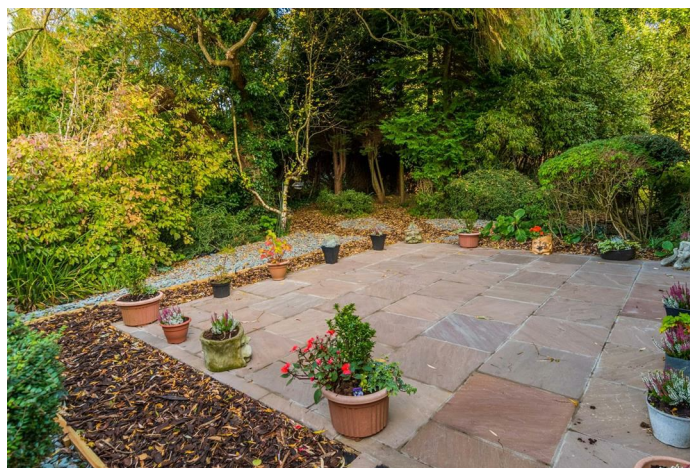
**Local Authority** – Leeds City Council

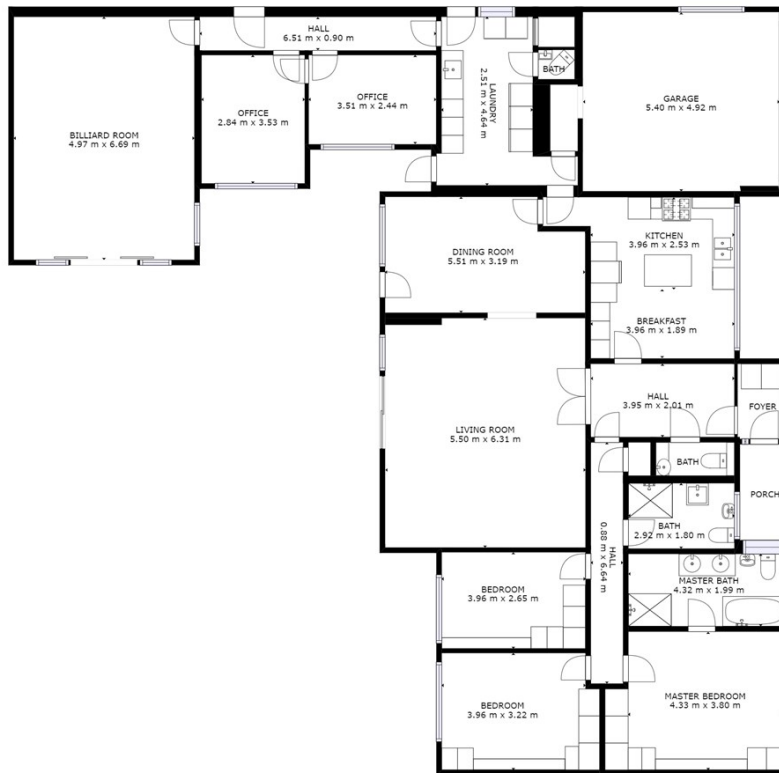
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2830.00 sq ft

**Tenure** – Freehold





GROSS INTERNAL AREA  
FLOOR 1: 232 m2, EXCLUDED AREAS:  
PORCH: 4 m2, GARAGE: 27 m2  
TOTAL: 232 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 80        |
| (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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