



KEPLESTONE MEWS, ALWOODLEY LS17

£575,000

NORTH  
RESIDENTIAL



# A beautifully presented home in the heart of Alwoodley.

This much-loved family home has been occupied by the same owners since new and has recently been the subject of a programme of renovations. The property has been finished to the highest of standards and boasts contemporary high-quality fixtures and fittings throughout.

Offering fantastic and flexible accommodation over three floors, whilst being situated in a highly desirable area in the heart of Alwoodley.

4 Keplestone Mews is the perfect home for a variety of different buyers looking for excellent schools, amenities and road links on the doorstep.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
F

**EPC Rating**  
C



# Property Description.

This impressive and stylish home is presented in excellent condition and in brief comprises; a warm and welcoming entrance hall with w/c and access into the garage/ utility, leading through into the spacious and newly fitted dining kitchen with a range of sleek modern units, breakfast bar, integrated appliances and plenty of room for a large dining table – a set of french doors lead out to the rear private patio and garden.

To the first floor and spanning the full width of the property is a large sitting room where elevated views onto the garden can be enjoyed. The french doors provide an abundance of natural light and lead directly out to the balcony – this is a perfect space for enjoying the sun.

Completing the floor is a large double bedroom with fitted wardrobes and modern en suite shower room.

To the second floor are a further two double bedrooms, a generous single and house bathroom.

Outside and to the front of the property is a block paved driveway with private parking and access into the integral garage with remote control up and over steal door.

To the rear is a well landscaped private garden framed by mature trees and hedges, creating a high degree of privacy and tranquil space to enjoy with friends and family.

There is also a high quality, steal/ oak framed garden room with bi-fold doors – this fantastic addition to the home could be used for a variety of purposes including home office, gym, studio and playroom etc. Adjacent is also an oak garden store.





## Services

We are advised that the property has gas central heating, mains water and mains drainage.

## Location

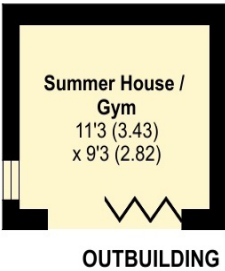
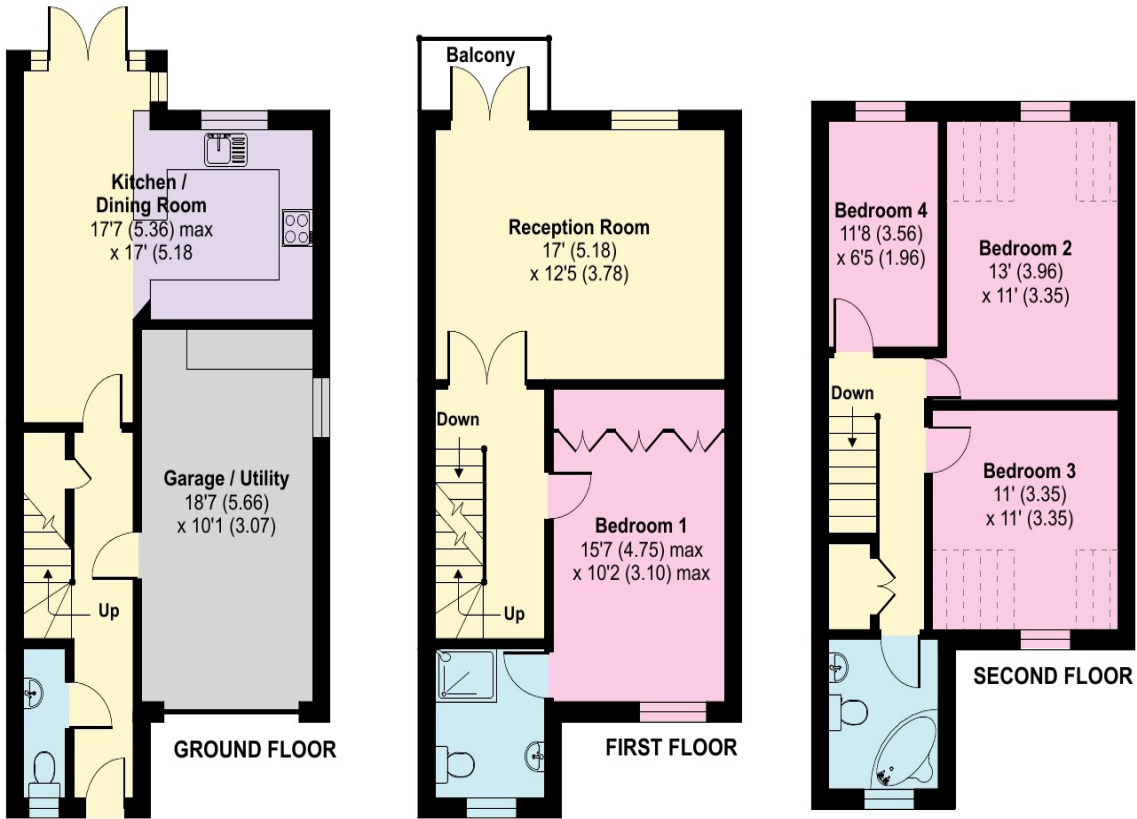
Alwoodley is a highly sought after location within North Leeds and provides a good range of everyday amenities within walking distance including a variety of local shops and recreational amenities to suit all age groups. The Grammar School at Leeds is a short walkable distance and Gateways School is a 10 minute drive. For the commuter, Leeds city centre is just 5 miles away, Bradford city centre is 10 miles and Harrogate 9 miles. There is ease of access to the main road and rail networks and Leeds Bradford International Airport.





# Keplestone Mews, Leeds, LS17

Approximate Area = 1298 sq ft / 120.5 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Outbuilding = 105 sq ft / 9.7 sq m  
 Garage = 189 sq ft / 17.5 sq m  
 Total = 1647 sq ft / 153 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2024. Produced for North Residential. REF: 1131596

## LEEDS OFFICE - 0113 526 0711 - ROUNDHAY LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated January 2024. Photographs and videos dated January 2024.  
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