



Jefferson, Brandon Court, Alwoodley, LS17 8AU





# Key Features

- A beautifully extended five/six bedroom home
- Stunning open plan kitchen
- Lounge with media wall and remote control fire
- Two ground floor bedrooms and luxury bathroom
- Three further first floor bedrooms & office
- Two ensuites and house bathroom
- Annexe with living/kitchen, bedroom and ensuite
- Timber built car port and gym
- Electric gates and well tended garden
- Situated at the head of a private lane



*A beautifully extended five/six bedroom detached property set behind electric gates at the end of a private road in Alwoodley.*











Double electric gates give access to a recently block paved driveway and double glass doors lead to the impressive dining hallway with guest W.C.

The living room, with dual aspect windows, has a bespoke media wall unit and a modern remote control fire. The dining hallway leads to the beautiful kitchen, with sliding doors to the rear garden, with grey gloss wall and base units with complimenting Quartz worktops. There is a central island with a double sink, boiling water tap and space for breakfast bar stools.

The kitchen has been fitted with a range of high quality integrated appliances including a dishwasher, AEG induction hob, AEG microwave, two AEG ovens, two warming drawers and a full height fridge and freezer. A bespoke bar area has been created, perfect for entertaining, and has an extra freezer, fridge and drinks fridge. An archway leads to a further sitting room, flooded with natural light, with sliding doors to the rear garden, two roof lights and two windows. There is a utility room providing extra storage with an additional integrated dishwasher and space and plumbing for a washing machine and tumble dryer.

To the ground floor is an inner hallway which leads to a modern house bathroom with contemporary tiling, a walk in shower, bath, sink, heated towel rail and W.C. To the end of the inner hallway are two further rooms, both with fitted wardrobes, currently being used as a bedroom and dressing room/sitting room. The rear bedroom has double doors leading to the private garden.

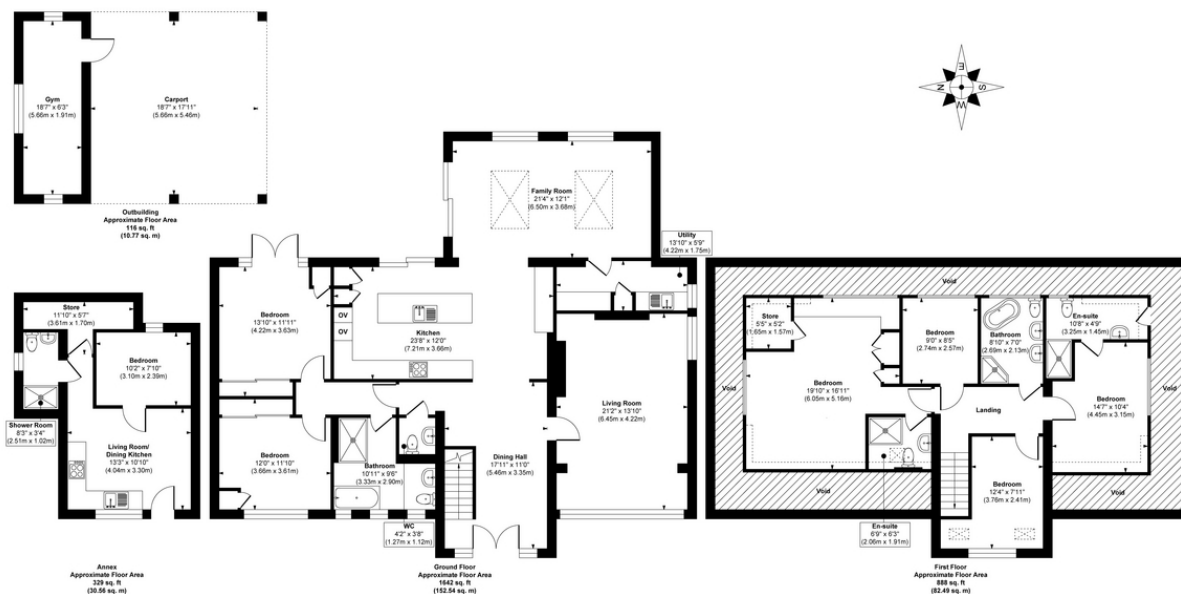
A bespoke staircase, with glass balustrade, leads to the first floor. The principal bedroom, with dual aspect windows, has been fitted with stylish wardrobes and has an additional cupboard. There is a modern ensuite shower room with a heated towel rail. There are two further double bedrooms, one of which benefits from a contemporary ensuite shower room, and a luxury house bathroom with a free standing bath, walk in shower, twin sinks and W.C. To the front is a fantastic office with a vaulted ceiling, two Velux windows and an impressive arched window overlooking the front of the property.

The current vendor has created additional living space by converting the garage into a perfect area for a dependent relative or extended family members. There is an open plan living/kitchen with integrated fridge, washing machine, electric oven and hob. This leads to a double bedroom, a shower room and useful storage cupboard.

The grounds of the property have been meticulously planned to give a generous parking area with a timber build car port for two vehicles and a gym. There are raised planters and lighting features, a storage shed, a lawned area and two patio areas designed to take advantage of the sun throughout the day and evenings.

The property is located in the heart of Alwoodley, a sought-after location in North Leeds. Alwoodley is an ideal choice for those who wish to take advantage of the many facilities that the area has to offer. This exclusive suburb provides easy access to several top golf courses, David Lloyd sports club, Eccup reservoir and is within walking distance of The Grammar School At Leeds. Leeds City Centre, Harrogate and Wetherby are also easily accessible, as well as Leeds Bradford International Airport.

**SERVICES:** We are advised that the property has broadband, mains water, electricity, drainage and gas.



Approx. Gross Internal Floor Area 2975 sq. ft / 276.36 sq. m (Including Outbuilding , Annex & Excluding Carport)  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	73	77
E		
(21-38)		
F		
(1-20)	73	77
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Tenure Type:** Freehold  
**Council Tax Band:** G  
**Council Authority:** Leeds City Council

