



Stoneacre
Properties



Alwoodley Lane

Leeds, LS17 7PN

£975,000



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Location

Alwoodley Lane is amongst the most exclusive residential addresses in Leeds, with a variety of substantial dwellings in close proximity. The property is ideally situated to provide easy access to a diverse range of local amenities and denominations of schools including the acclaimed 'Grammar School at Leeds', being within walking distance. Roundhay Park, one of the biggest city parks in Europe, is within close proximity and a short drive will lead you to Harewood House and the spa town of Harrogate being only a relatively short drive away (11 miles approximately). Nearby sporting facilities include the David Lloyd Centre and championship golf courses are quite literally on the doorstep. Leeds Bradford Airport is distanced approximately 20 minutes away as is Leeds City Centre with multiple transport connections.

Entrance

Entering the property you are welcomed into the front porch which continues through to the entrance hallway. A spacious hallway offers access to the two reception rooms, kitchen, and through to the utility room.

Lounge

The formal lounge is flooded with natural light from the large bay window to the front elevation of the property. The room is generous in size and boasts a feature fireplace with log burner creating a wonderful cosy space in the winter months.

Sitting Room / Dining Room

To the rear of the property is reception room 2, an extended and open plan living space comprising a sitting room that opens seamlessly to the formal

dining area to the rear of the property. Spanning circa 32 feet in length this living space offers the ideal accommodation for hosting large gatherings, especially given it provides direct access through to the kitchen and directly out to the rear garden via French doors. The room is laid to carpet and is naturally bright and airy. There is great potential within this room to knock through into the current kitchen and create a superb open plan kitchen/living/diner.

Kitchen

The kitchen breakfast room provides an informal dining space for day to day use as well as a fitted kitchen complete with solid worktops. Side door leads out to the garden. The kitchen boasts a great view across the rear garden.

Utility

Accessed via the hallway, the utility offers space for the washing machine and dryer as well as additional storage space. The utility leads to the w/c and to the garage.

w/c

Comprising toilet and sink.

Garage

With internal access via the utility room, the large double garage is great for parking cars or for additional storage space.

Bedroom 1

The primary bedroom is very generous in size, boasting wall to wall fitted wardrobes and a fitted dressing table built into the bay window, the room provides an abundance of storage space and is complete with en-suite bathroom.

En-suite

Well presented 4-piece bathroom with walk in shower, bath, toilet and sink.

Bedroom 2

A second spacious double bedroom.

Bedroom 3

To the rear of the property this third double bedroom is complete with fitted wardrobes and has direct access out to the balcony.

Bedroom 4

Fourth double bedroom, again with fitted storage has a great outlook over the rear garden and also boasts direct access to the balcony.

Bedroom 5

Fifth double bedroom also makes for a great study.

Bathroom

4-piece main house bathroom with shower, bath, toilet and sink.

External

To the front of the property is a large block paved driveway that can hold multiple cars and leads up to

the integral garage. To the rear is a spacious and private garden, primarily laid to lawn with a patio seating area. The garden extends back to a second part which is lawned and houses the garden shed. Mature shrubbery runs the entire perimeter of the rear garden offering an excellent level of privacy to the property.



Road Map



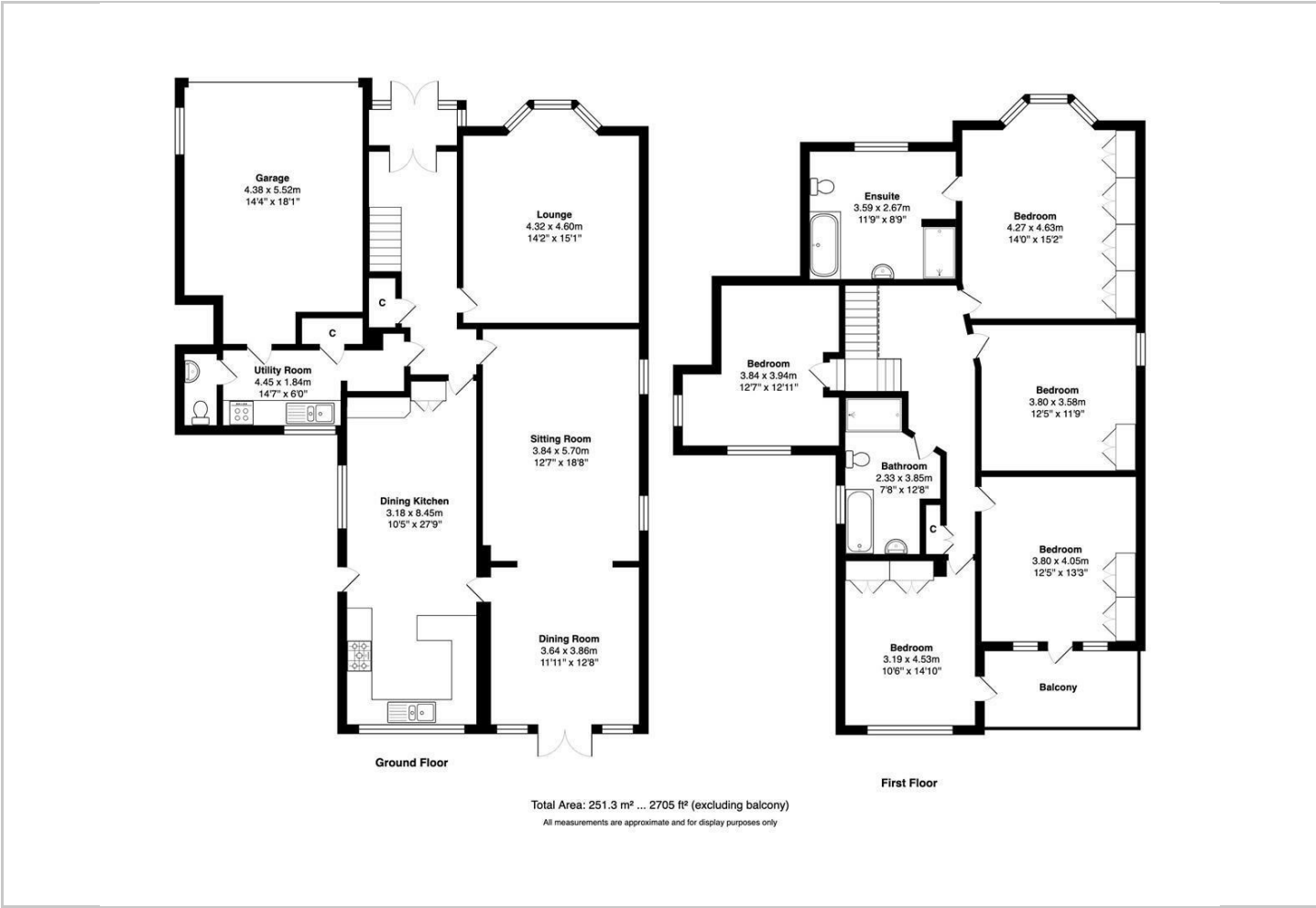
Hybrid Map



Terrain Map



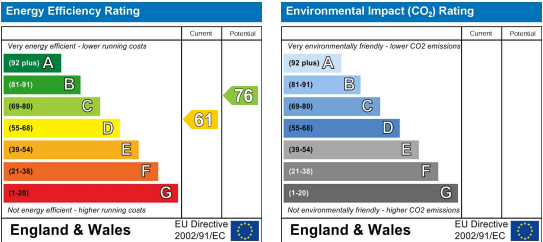
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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