



**6 SANDMOOR LANE**  
LEEDS, LS17 7EA

**£1,800,000**  
FREEHOLD

Sandmoor Lane is a truly spectacular property. Boasting six double bedrooms on a generous and private plot, this is a home you are going to want to see!

**MONROE**

SELLERS OF THE FINEST HOMES

## 6 SANDMOOR LANE

- Six ensuite double bedrooms
- Two Incredible balconies
- Feature staircase
- Private south-west facing garden
- Quartz kitchen worktops
- Underfloor heating
- New central heating
- New electrics through out the house
- Prestigious postcode
- Excellent transport links



### 6 Sandmoor Lane

Set behind electric gates, a winding driveway leads to a home that is nothing short of remarkable. Boasting a high specification throughout, this six bedroom home offers the best in elegance and style. Located in one of the most prestigious postcodes in North Leeds, Alwoodley is esteemed for its exemplary quality of life and offers an array of amenities and attractions.

As you enter, you'll be welcomed by an incredibly spacious entrance hall that floods the property with natural light. This property showcases the best in open plan living with a striking, bright, and airy kitchen-living-diner. The kitchen features granite countertops, a stunning kitchen island, and access to an immaculate utility room. Bi-folding doors provide a seamless connection between the picturesque gardens and home. The ground floor also accommodates a fabulous study come snug, double bedroom with ensuite, integral double garage and WC.

The first floor features the opulent principal suite, which includes an ensuite bathroom, two walk-in wardrobes, a private study, and double doors that open to a generous private balcony with stunning views of the garden. Furthermore, there are four additional double bedrooms, each boasting their own elegant ensembles. Two of these bedrooms also provide double doors that lead to a second expansive balcony.

This magnificent residence is complemented by a spacious garden, with a variety of mature trees and shrubs. The garden offers an exceptional level of privacy and includes a beautifully designed rear patio, ideal for hosting unforgettable events. Nestled in the corner of the garden is a charming summerhouse.

### REASONS TO BUY

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### ENVIRONS

This stunning property is 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 a highly esteemed

Grammar School at Leeds and several championship golf courses. 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, and drainage.

#### 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 selling agent - Monroe Estate Agents

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 4465.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 4465 sq. ft / 414.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

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