





8 SANDMOOR LANE

LEEDS, LS17 7EA

£1,250,000

FREEHOLD

Monroe is proud to present this spacious five-bedroom home located in the highly sought-after area of Alwoodley, offering an exciting renovation opportunity. This property provides generous accommodation throughout and is ideal for buyers looking to create a bespoke family home in a prime residential location.

MONROE

SELLERS OF THE FINEST HOMES

8 SANDMOOR LANE

• Rare opportunity to acquire a substantial renovation project • Located on prestigious Sandmoor Lane, within the sought-after Sandmoors • Five-bedroom family home offering flexible accommodation • Well-positioned plot with excellent scope for enhancement • Generously proportioned rooms throughout • Attractive stone-built property with strong architectural presence • Excellent storage and internal space • Private garage and off-street parking • Significant potential to add value through refurbishment or reconfiguration • Detached





Stone Croft House, 8, Sandmoor Lane

Positioned on the highly regarded Sandmoor Lane, within one of North Leeds' most prestigious residential enclaves, Stone Croft House presents a rare opportunity to acquire a substantial five-bedroom family home offering significant scope for renovation, reconfiguration and value enhancement.

Occupying a well-positioned plot on the sought-after Sandmoors, the property currently extends to approximately 2,939 sq ft and provides an excellent foundation to create a bespoke, high-end residence tailored to modern family living.

The accommodation is generously proportioned and arranged over two floors, comprising five bedrooms and four bathrooms, alongside two substantial reception rooms offering flexible living and entertaining space. The scale and layout of the house lend themselves particularly well to remodelling, whether through internal reconfiguration or a more comprehensive programme of modernisation, subject to the necessary consents.

While the property would now benefit from updating throughout, this is precisely where its appeal lies. Opportunities to acquire a home of this size and position on Sandmoor Lane are increasingly rare, and the combination of plot, internal volume and location provides a strong platform for creating a standout family home in an area that consistently commands premium resale values.

Set within a quiet and established residential setting, the property enjoys close proximity to a wide range of amenities, including highly regarded schools, championship golf courses, leisure facilities and excellent transport links. Leeds city centre, Harrogate, Wetherby and Leeds Bradford International Airport are all easily accessible, making this an ideal location for both family life and commuting.

This is a compelling prospect for owner-occupiers seeking a long-term family home with potential, as well as developers or investors looking to undertake a high-quality project in one of North Leeds' most desirable addresses.

Viewings are strictly by appointment through the selling agent.

REASONS TO BUY

-Rare opportunity to acquire a substantial renovation project
-Located on prestigious Sandmoor Lane, within the sought-after Sandmoors
-Five-bedroom family home offering flexible accommodation
-Well-positioned plot with excellent scope for

enhancement
-Generously proportioned rooms throughout
-Attractive stone-built property with strong architectural presence
-Excellent storage and internal space
-Private garage and off-street parking
-Significant potential to add value through refurbishment or reconfiguration

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.

SERVICES

We are advised that the property has mains gas, water and electricity.

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

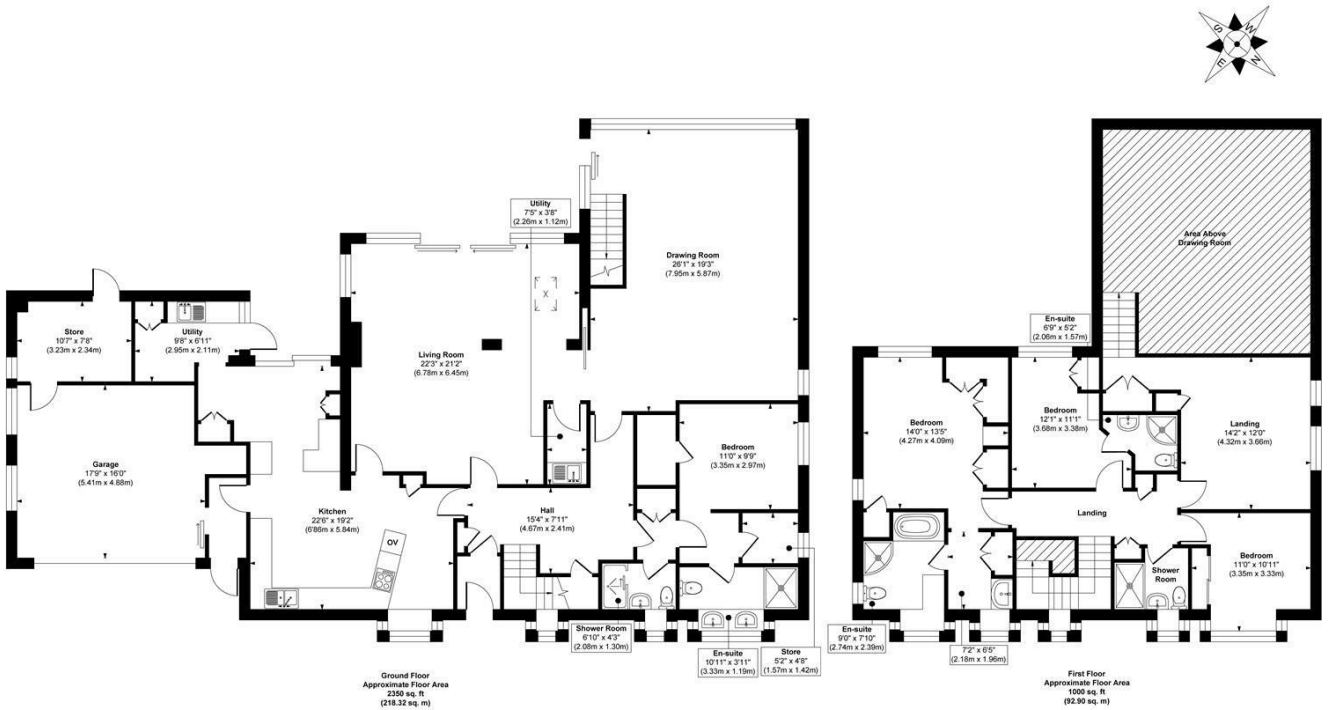
Viewings – By Appointment Only

Floor Area – 3350.00 sq ft

Tenure – Freehold





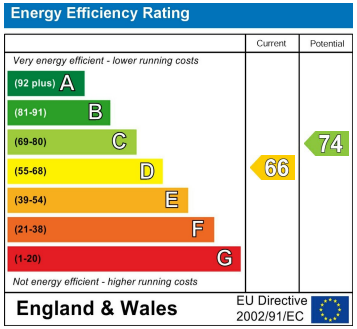


Approx. Gross Internal Floor Area 3350 sq. ft / 311.22 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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